



# FORDS

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**8 ASQUITH STREET, KIRKCALDY  
OFFERS OVER £120,000**

Seldom available, well presented two storey, two double bedroomed mid terraced family villa located within a highly sought after, town centre location. This quaint property is perfectly situated within walking distance of all local amenities including rail and bus links, local shopping, health facilities and educational facilities. The property requires some sympathetic modernisation which is reflected in the asking price. Please note that the Home Report Valuation is £130,000. Early viewing highly recommended to avoid disappointment. Accommodation comprises: Entrance Vestibule, Reception Hallway, Lounge, Second Public Room/Dining Room, Kitchen, Two Double Bedrooms, Box Room, Family Bathroom, Gas Central Heating, Single Glazing (sash/casements), Gardens to front and Rear, On Street Parking. HOME REPORT AVAILABLE ON REQUEST

### General Description

Fords Property are delighted to welcome to the market this charming, two storey mid terraced family villa. This well proportioned property has its accommodation formed over two levels providing flexible living accommodation to the prospective purchaser. The property requires some sympathetic modernisation which is reflected in the asking price. The property retains many original features including sash/casement windows.



The quiet and child friendly cul-de-sac is located within walking distance of many local amenities including Kirkcaldy Town Centre, Adam Smith Centre, the Beveridge Park, Kirkcaldy Train and Bus Stations and Health Facilities. The property is also located within the school catchment areas for Kirkcaldy West Primary School and Balwearie High School.

On entrance to the home you are greeted with an entrance vestibule leading onto the bright and spacious entrance hallway giving access to all apartments. The hallway is of neutral décor with carpeting.

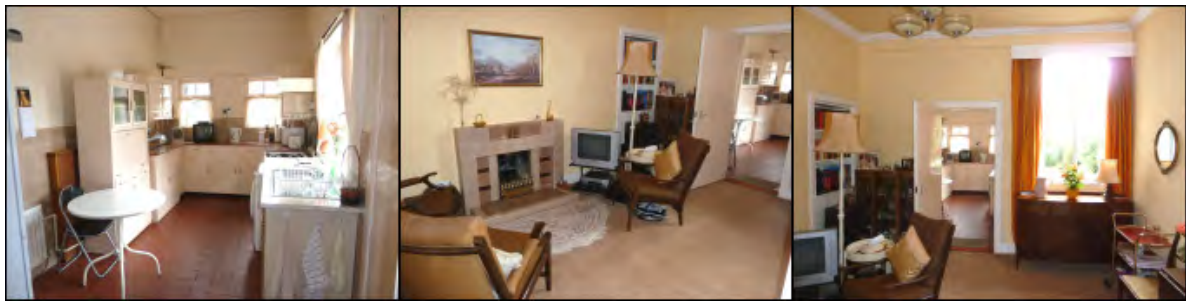


The grand south facing lounge of the property is a sizeable room with many attractive features including a large picturesque bay window engulfing the room with light. The lounge itself has substantial floor space available for freestanding furniture. A main focal point within the lounge is the remote controlled gas fire and surround. There is a wall cupboard within the lounge providing ample storage space.



The kitchen of the home is located to the rear of the property over looking the garden. The kitchen is an area within the property that would benefit from being modernised. The generously sized kitchen is equipped with mostly floor units and two wall units, although there is ample space available to accommodate wall and floor units. The kitchen walls are partially tiled creating a splash back surface and the kitchen floor is tiled with quarry tiles. There is also plumbing space available for a washing machine or such alike. Access to the kitchen and subsequently the garden is via the second public/dining room.

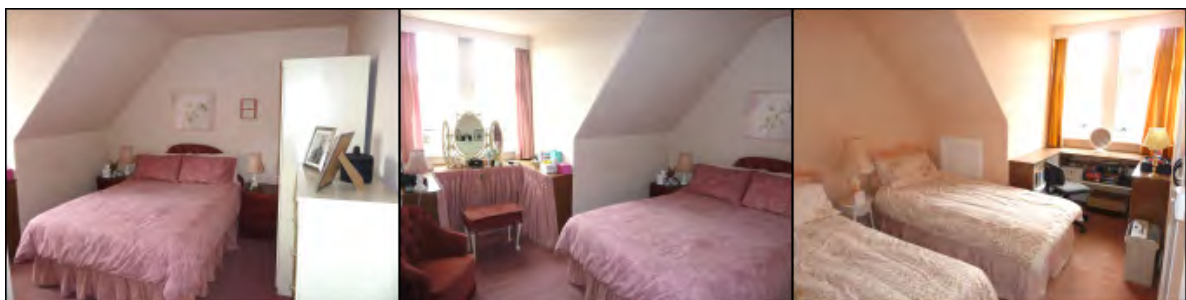
The second public room is currently being utilised by the owners as a second sitting room. This spacious room can be utilised to suit a variety of different purposes such as a dining room or a family/tv room. The second public room is neutrally decorated with carpeting. The gas fire and surround are remaining in the property.



The family bathroom is located on the first floor of the property. The bathroom would benefit from some sympathetic modernisation. The bathroom comprises three piece coloured suite with Vitrolite splash back surfaces and linoleum floor covering.

On following the carpeted staircase you will find the upper landing, two double bedrooms and boxroom of the property. The upper landing has large built in cupboards providing ample storage space. Loft access is also gained via the upper landing.

The generously sized master bedroom is located to the front of the property. This south facing room is immersed in light on a daily basis. The master bedroom has good floor space available for freestanding furniture and also has a built in storage unit. The master bedroom is of neutral décor with coordinating carpet.



The second double bedroom of the property is located with views to the rear garden. The second bedroom mirrors the master bedroom in size, storage and floor space with the exception of having a large walk in wardrobe/cupboard. The second bedroom is neutrally decorated with carpeting.

The property also has a boxroom which subject to obtaining necessary planning permission could be converted into a third bedroom.

Externally to the front of the property there is a small enclosed garden with mature shrubs, trees and bushes. To the rear of the property there is a fully enclosed garden which is mainly paved with bedding area containing mature shrubs and plants. To the far end of the garden there is a gate leading to an access lane which serves the rear of this and adjacent properties. The lane is also suitable for storage/access of refuse bins.



### Location and Amenities

This property is well located, with excellent local amenities nearby and it is also within a short distance of the Fife Retail & Business Park and the A92 link roads providing commuter access to Scotland's major cities and is well located for access to town centre. Kirkcaldy itself has a railway station providing rail links to Edinburgh and Dundee and it is the largest town in Fife with a population of almost 60000

### Travel directions

Travelling from Kirkcaldy Esplanade A921 at traffic lights turn right onto the A910 (Nicol Street, Kirkcaldy). Continue forward at traffic lights. Turn third left into Ava Street and then take your first right entering Asquith Street. No 8 is located to the right of the cul-de-sac and is indicated by a large For Sale board clearly on display.

### Council Tax

Band D

### Extras

Included in the sale price are all carpets and floor coverings, light fittings and fixtures. The cooker, fridge freezer, two gas fires and garden shed are included in the sale of the property along with the satellite dish and "Freesat" receiver.

### Room Dimensions

|               |  |
|---------------|--|
| LOUNGE        | 5.76m x 4.27m (taken at widest points) |
| SECOND PUBLIC | 4.72m x 4.04m                          |
| KITCHEN       | 5.13m x 2.57m                          |
| BEDROOM ONE   | 4.52m x 4.08m (taken at widest points) |
| BEDROOM TWO   | 4.52m x 4.08m (taken at widest points) |
| BOX ROOM      | 1.92m x 1.54m (taken at widest points) |
| BATHROOM      | 2.38m x 1.95m (taken at widest points) |

### Home Report

Please note that the Home Report for this property is available on request. Please contact our office for further details.

### Viewing

If you would like to view this property please contact us to arrange an appointment. We will gladly assist you with any information you require or further advice that is needed.

Telephone: 01592 640630, Email: [property@fords-solicitors.co.uk](mailto:property@fords-solicitors.co.uk)

### FREE Pre-Sales Valuations

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