



FORDS

solicitors & estate agents

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91 Macindoe Crescent, Kirkcaldy
Offers in the region of £65,000
HOME REPORT VALUATION £72,000

REDUCED ASKING PRICE – HOME REPORT VALAUTION £72,000!

FORDS PROPERTY are delighted to present to the market this spacious and well presented two bed, upper flat located within a highly sought after residential area. This sizable property is a cottage style, main door upper flat in a block of four similar properties. Lying close to all local amenities including shopping, schooling and transport. This property is also located within close proximity of the A92 link road providing ease of access for commuting Early viewing of this property is highly recommended to avoid disappointment. Accommodation comprises of: Hallway, Lounge, Kitchen, Two Double Bedrooms, Bathroom, Rear Garden, GCH, DG, Side Garden with Driveway Possible. Home Report available on request.



General Description

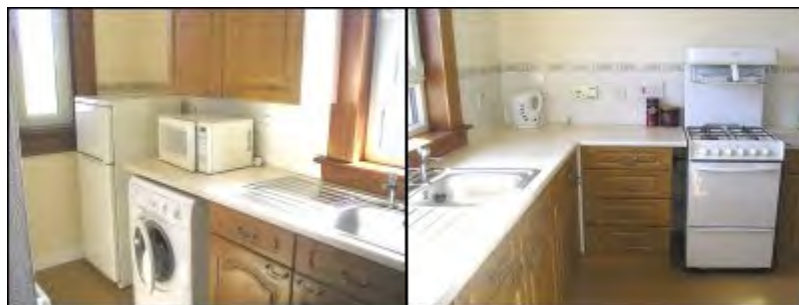
Spacious and well presented upper flat located within sought after, quiet residential area. This well proportioned upper flat is formed over two levels with main living accommodation formed over one level.

On entrance to the property you are greeted with a bright entrance hallway with staircase leading to all other apartments.

The generously sized lounge of the property is located to the front of the property with large double glazed window providing pleasant views. Within the lounge the main focal point is the gas fire and wooden surround. The walls to the lounge are of neutral décor with carpeting to the floor. There is also a fitted cabinet within the lounge which houses the electric meter. Access to the second double bedroom is via the lounge.



The kitchen of the property is also located to the front with large front and side double glazed window engulfing the room with light. This modern kitchen has ample wall and floor units with coordinating worktops, splash back tiling to the walls and vinyl covering to the floor. There is a large cupboard located within the kitchen which houses the water tank for the property. The gas cooker, fridge freezer, washing machine and microwave are included in the sale of the property.



The large master bedroom of the property is located to the rear overlooking the easily maintained gardens of the property. The master bedroom is neutrally decorated with papering to the walls and carpeting to the floor. There is a large walk in cupboard in the master bedroom and a smaller shelved cupboard, leaving ample room for freestanding furniture.



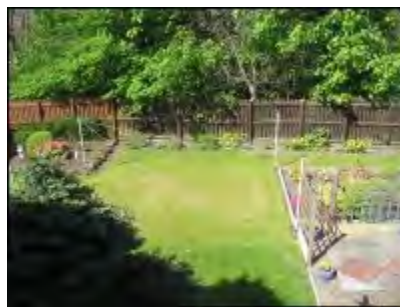
The second bedroom of the property is accessed via the lounge and also overlooks the rear garden. This sizable second bedroom is of neutral décor with carpeting to the floor.



The family bathroom of the property comprises of three piece coloured suite with ceramic tiling to the walls.



Externally to the front and side of the property there is a large pathway (approx 4.6 meters wide) which subject to planning provisions could be utilised as a large driveway for the property providing ample of street parking. The gardens to the property are located to the rear with access via a side gate. This garden has been designed for ease of maintenance being mainly laid to lawn with mature shrubbery.

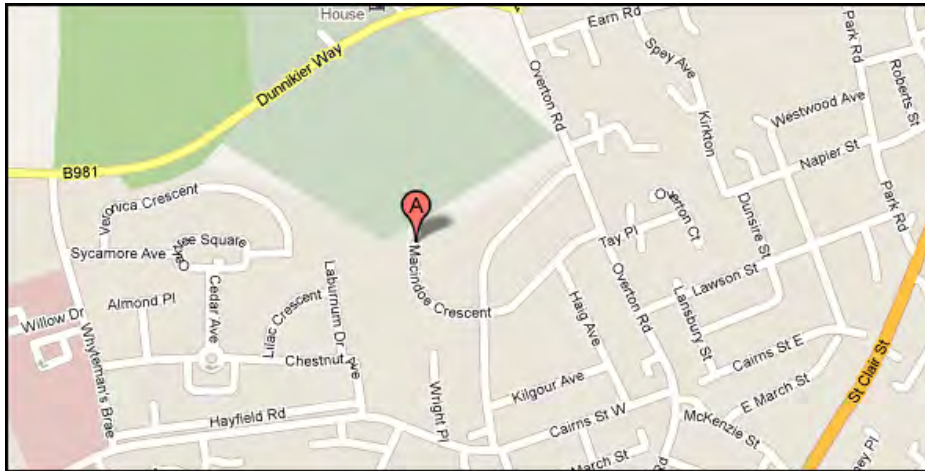


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Location and Amenities

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. The property is also well located for access to the town centre and also to the A92 link roads. 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

Map



Council Tax

Band B

Extras

Included in the sale price are all carpets and floor coverings, light fittings and fixtures. The gas cooker, fridge/freezer, washing machine and microwave are also included in the sale of the property. In the rear garden the shed is also included in the sale price.

Room Dimensions

Lounge	15'2 x 12'7	(4.62m x 3.84m)
Kitchen	12'7 x 11'3	(3.82m x 3.44m)
Master Bedroom	13'8 x 12'0	(4.17m x 3.65m)
Bedroom 2	13'8 x 9'1	(3.98m x 2.77m)
Bathroom	6'2 x 6'1	(1.87m x 1.86m)

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

FREE Pre-Sales Valuations

If you are to be selling your own property, you are welcome to contact our property department for a free, no-obligation valuation and a quotation for our services. We have many registered buyers and existing clients looking to buy all types of property.

While every care has been taken preparing these particulars, which the selling agents believe to be correct, no guarantee can be given as to their accuracy, and they shall not form part of any contract. Prospective purchasers should satisfy themselves as to all the details contained herein. All measurements are by sonic measuring device and are approximate. If you wish to arrange to view this property or require any further information or advice, please contact Fords, solicitors and estate agents using the contact details above.