



FORDS

solicitors & estate agents

fordsproperty.com



**16 CHRISTIE PLACE, KIRKCALDY
TWO BED UPPER APARTMENT WITH
GARAGE AND DRIVEWAY
FIXED PRICE £75,000**

NEW TO THE MARKET – SPACIOUS TWO BED UPPER APARTMENT IN SOUGHT AFTER RESIDENTIAL AREA. CLOSE TO ALL LOCAL AMENITIES INCLUDING LOCAL SHOPPING, TRANSPORTATION LINKS, HEALTH AND EDUCATION FACILITIES. EARLY VIEWING RECOMMENDED. **HOME REPORT AVAILABLE** Accommodation comprises: Entrance Hallway, Upper Hallway Lounge, Kitchen, Two bedrooms, Bathroom, Loft, GCH, SG, Alarm System, Gardens to side and rear, Garage and Driveway.



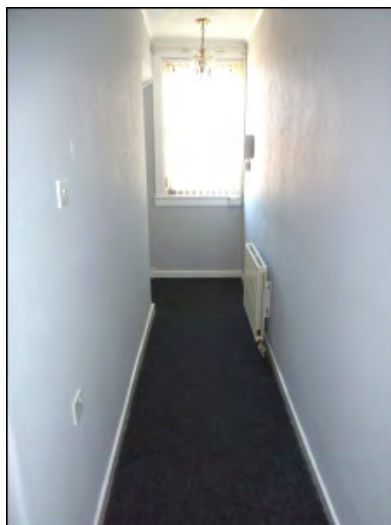
General Description

Fords Property are delighted to welcome to the market this well proportioned, two bed upper apartment located within walking distance of many local amenities including local shopping, supermarkets, Victoria Hospital, Pathhead Primary School, Viewforth High School and transportation facilities. The property is also conveniently located with ease of access to the A92 Link Road for daily commutes to all of Scotland's major cities and towns.

This large apartment will appeal to a variety of different purchasers and would make a fantastic first time purchase or buy to let investment.

Externally to the front of the apartment there is a shared access pathway leading to the apartment. There are also garden grounds located to the side of the apartment which are mainly laid with lawn with mature shrubs and trees. There is also a driveway and garage providing ample off street parking.

On entrance to the apartment you are greeted with an internal carpeted staircase leading to the upper hallway affording access to all apartments. The hallway is of neutral décor with carpet floor covering. Loft access is gained via the upper hallway. The insulated loft of the apartment is partially floored providing extra storage space.



The bright lounge of the apartment is a spacious room with ample floor space to accommodate freestanding furniture. Within the lounge a main focal point is provided by the gas fire with brick effect surround. There is also a fitted cupboard within the lounge which houses the electric meter for the apartment. The lounge is carpeted with coordinating décor.



The large dining kitchen of the apartment is located with views to the rear garden. The generously sized kitchen is well equipped with an array of wall and floor units with integrated oven, hob and extractor. There is plumbing space available for washing machine or such alike. There is ample floor space available to accommodate a freestanding fridge/freezer. The dining kitchen has tiling to the walls creating a splash back surface and laminate to the floor.

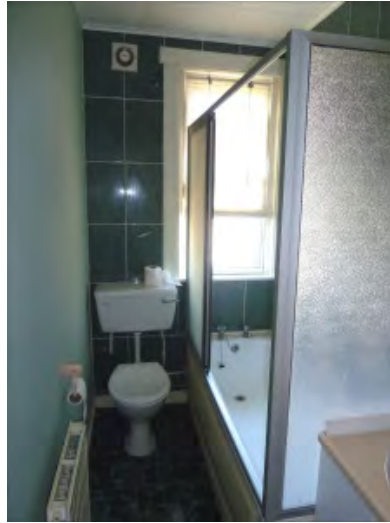


The reasonably sized master bedroom is a well proportioned room with fitted wardrobes. The master bedroom has carpet floor covering and coordinating décor.



The second bedroom of the apartment is a large single bedroom with an array of fitted furniture and wardrobes leaving adequate floor space for freestanding furniture. The second bedroom is located with views to the rear and has carpeting to the floor.

The family bathroom comprises three piece suite with over head mains powered shower. The bathroom benefits from having fitted storage located under the wash hand basin. The walls of the bathroom are partially tiled creating a splash back surface with ceramic tiling to the floor.



Externally to the rear of the apartment there is a generously sized garden which is mainly laid with lawn and also has a drying green. The two sheds are included in the sale of the property.



Early viewing is highly recommended to avoid disappointment.

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

Travel directions

Travelling southeast on Kirkcaldy Esplanade continue forward and at traffic lights turn left onto Dunnikier Road. Continue forward and at traffic lights turn right onto Victoria Road. Continue forward and at traffic lights turn left onto Factory Road. Continue forward at traffic lights onto Beatty Crescent. Continue forward and take your second right onto West March Street. Continue and turn left entering Christie Place, Kirkcaldy. No 16 is indicated by a large For Sale board clearly on display.

Council Tax

Band B

Extras

Included in the sale price are all carpets and floor coverings, light fittings, fixtures. Also included in the sale are four brand new doors located within the garage. The garden sheds are also included.

Room Dimensions

LOUNGE	4.16m x 3.95m (13'08 x 12'2)
KITCHEN	4.07m x 3.33m (13'04 x 10'11)

BEDROOM	4.78m x 2.97m (15'08 x 9'09 taken at widest and longest points)
BEDROOM	3.36m x 2.47m (11' x 8'01)
BATHROOM	3.09m x 1.39m (10'02 x 4'07)

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.