



FORDS

solicitors & estate agents

fordsproperty.com



**141 Ravens Craig, Kirkcaldy
Two Bed 9th Floor Apartment
Offers in the Region of £84,000**

NEW TO THE MARKET – HIGHLY SOUGHT AFTER AND RARELY AVAILABLE, TWO DOUBLE BEDROOMED, 9TH FLOOR SECURE ENTRY APARTMENT. LOCATED WITHIN WALKING DISTANCE OF MANY LOCAL AMENITIES INCLUDING PATHHEAD MEDICAL HOUSE, TRANSPORTATION FACILITIES, LOCAL SHOPPING AND LOCAL SCHOOLING .Accommodation comprises: Secure Telephone Entry System, Lift, Laundrette Facilities, Hallway, Lounge, Kitchen, Two double bedrooms, Shower room, DG, EH, Parking Facilities and Sea Views. EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.HOME REPORT AVAILABLE ON REQUEST



General Description

Fords Property are proud to present to the market this well presented and well proportioned, two double bed roomed 9th Floor, secure entry apartment. This stunning apartment is located within walking distance of many local amenities including local shopping, educational facilities, transportation facilities and health facilities. This generously sized apartment has panoramic views of Kirkcaldy, Ravens Craig Park, Firth of Forth and beyond. Situated within a well maintained multi storey block of similar style properties, this property also benefits from having use of a car park, laundrette and refuse facilities.

To the lower level of the building you will find the laundrette/refuse facilities and lifts to all levels. There is an annual charge for use of these facilities payable to Fife Council currently believed to be at a rate of £142.00 per annum. This charge also covers maintenance to the building.

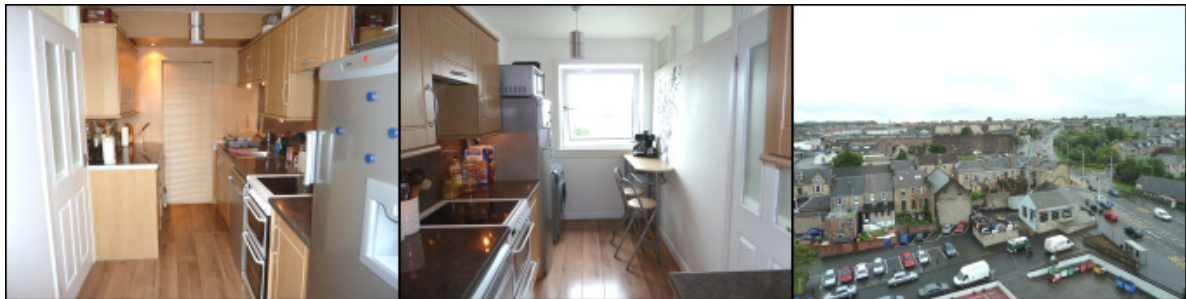
On entering the property you are welcomed with a bright and spacious entrance hallway. The entrance hallway is of neutral décor with carpet floor covering. Within the hallway there are two large cupboards providing ample storage space. The hallway is so spacious in size that it could easily accommodate a study/office area.



The sizeable lounge of the apartment has stunning views over Kirkcaldy, Ravens Craig Park, River Forth and beyond. The bright lounge has wall to ceiling double glazed windows engulfing the room with light. The lounge of apartment also benefits from having a balcony providing a pleasant area to enjoy the apartment's wonderful views. The lounge is of modern décor with carpet floor covering. Access to the kitchen is gained via the lounge.



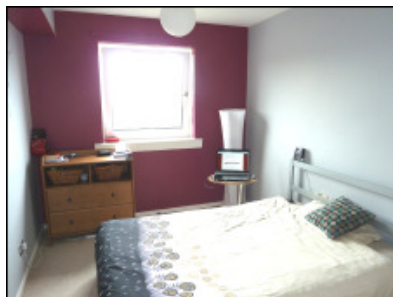
The stylish breakfasting kitchen is well equipped with an array of modern wall and floor units, coordinating worktops and down lighting. To the walls of the kitchen there is coordinating splash back surfacing, wood panelling and contemporary décor. There is wood effect laminate to the floors. The current owners have utilised an area within the kitchen to accommodate a breakfast bar which is included in the asking price. There is ample space available within the kitchen to accommodate freestanding appliances. There is also a large storage area located to the far end of the kitchen which houses the water tank for the home.



The large master bedroom has charming views over Kirkcaldy, River Forth and Ravens Craig Park. The master bedroom benefits from having fitted wardrobes which are shelved with hanging space leaving ample floor space available for freestanding furniture. The master bedroom is tastefully decorated with carpet floor covering.



The equally sizeable double bedroom also benefits from wonderful views, fitted wardrobes, modern décor and carpet floor covering.



The contemporary shower room comprises two piece modern white suite with shower cubicle and electric shower. The shower room is fully tiled with modern finishings.

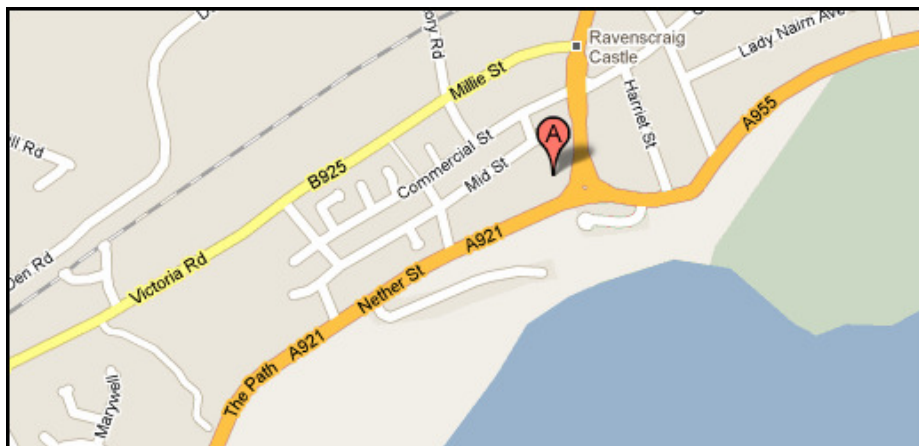


The property also has double glazing and electric storage heating.

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 A

Communal facilities

The block benefits from factored maintenance and cleaning. There is a shared laundrette facility, a communal lift, an excess furniture store and a refuse deposit, as well as the services of an on-site caretaker. Outside there is off street parking. This rate is currently at £142.00 per annum and is payable to Fife Council.

Extras

Included in the sale price are all carpets and floor coverings, light fittings and fixtures. The electric hob/oven, fridge and freezer, breakfast bar and portable storage heaters are also included in the sale of the property.

Room Dimensions

Lounge	12'5	x	14'4	(3.78m x 4.38m)
Kitchen	16'11	x	6'5	(5.15m x 1.95m)
Master Bedroom	10'6	x	9'3	(3.20m x 2.82m)
Bedroom 2	8'9	x	14'1	(2.66m x 4.28m)
Shower Room	5'7	x	6'2	(1.70m x 1.89m)

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.