



# FORDS

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**44 Harriet Street, Kirkcaldy**  
**OFFERS IN REGION OF £84,000**

FORDS PROPERTY are delighted to present to the market this fabulously appointed bright and spacious first floor flat situated on the south east side of Kirkcaldy and in very close proximity to local amenities and transport links and also the beautiful Ravenscraig Park. The property is close to all amenities in Kirkcaldy including Primary and Secondary Schools, Town Centre, High Street and transportation links. The property comprises: Entrance Vestibule, Hallway, Lounge, Kitchen/Dining, Three Double Bedrooms, Family Bathroom, GCH, DG, Mutual Passageway and Internal Staircase, Shared Rear Court Yard/Drying Area, Modern Communal Rear Wash House.

### EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT



### General Description

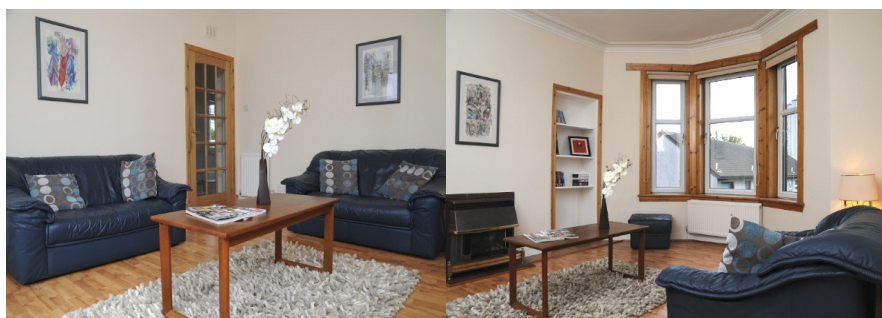
The flat forms the first floor of a substantial three storey terraced block and has been maintained in excellent decorative order throughout. This property must be viewed internally to be fully appreciated. It has been tastefully modernised whilst at the same time retaining many original features. The property will provide exceptionally spacious living accommodation for single persons, couples and families alike.

Entrance to the property is via the very clean and well maintained mutual passageway and internal staircase.

The property has an entrance vestibule leading to the very open bright and spacious hallway. The extremely welcoming hallway has light arriving from all areas of the apartment. It has fitted wood laminate flooring and two large storage/airing cupboards. There is a centre ceiling light, two fitted power points and telephone point.



The large lounge for the property is accessed by a solid wood 15 glass panelled door. The lounge has large west facing bay windows which create an extremely bright and welcoming environment. There is a centre ceiling rose, two central heating radiators and fitted gas fire. There is an attractive corner shelved alcove unit. This room has two double and three single power points, a telephone point and a TV point. The lounge also has fitted roller blinds and fitted laminate flooring.



The master bedroom is a very bright spacious room. The large west facing bay windows allow a large amount of natural light to enter the room and this is complimented by the neutral decor. There is a small shelved storage cupboard and free standing double light oak effect wardrobes which are included in the sale. There is also a large wall mounted mirror. There is a centre ceiling rose, fitted central heating radiator and again ample power points. The room has fitted light coloured carpet floorcovering co-ordinating with the décor. The bedroom also has a fitted roller blinds.



The second bedroom is another extremely spacious bedroom facing onto the rear of the property. This room has fitted carpet floorcovering and extremely spacious walk in wardrobes and separate walk in storage cupboard all of which could easily be adapted to form either additional living accommodation or en-suite bathroom/shower facilities. The room also has fitted floor to ceiling storage cupboards with louvre doors housing the central heating boiler. There is also a fitted central heating radiator and again ample power points and a fitted telephone point. The room a centre ceiling light and a fitted roller blind.



The third bedroom is another front and west facing room currently being used as a single bedroom. This room also has fitted laminate flooring and is accessed again by a solid wood 15 glass panelled door. Much like other rooms in the property the double west facing windows make this is another extremely bright room. There is a modern centre stainless steel ceiling light, central heating radiator and again an ample number of power points and a telephone point. There is also a fitted roller blind.



The large, stylish kitchen/dining has a large east/south east facing window which again gives volumes of light. It has fitted laminate flooring and has a large number of modern fitted base and wall units providing more than ample storage space. There is a stainless steel sink, mixer tap and modern centre spot lights. There is one central heating radiator and more than ample number of power points. There is also a fitted roller blind.



The bathroom has been tastefully modernised with tiled flooring and partial wall tiling. It has a panelled ceiling with recessed spotlights, fitted power shower over the bath with a fitted shower screen, modern WC and WHB. There is also a fitted vanity shelf and wall mirrors. The bathroom has an east facing double glazed window again providing ample natural light.



The property has full modern double glazing throughout with wooden surrounds and sills. The property also benefits from full gas central heating and is very much in walk in condition.

Externally there is a shared rear court yard/drying area. This property also boasts a well maintained communal wash house situated to the rear of the property with communal washing and drying facilities should this be desired by the new owner.

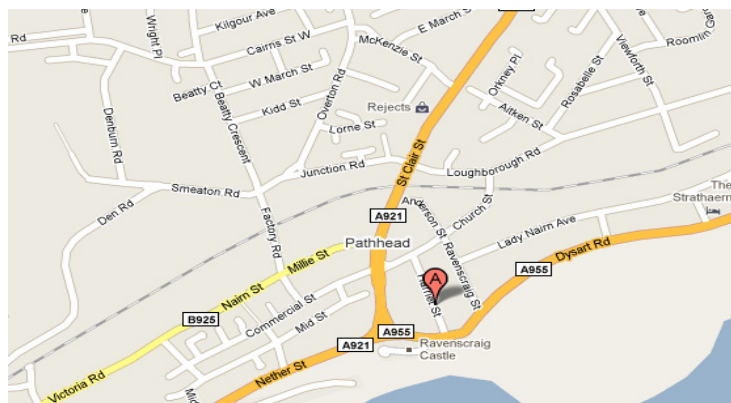
## EARLY VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT

### 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

Harriet Street is a very quite residential street adjacent to the main entrance to Ravenscraig Park, Kirkcaldy. The Property itself is a short walk to St Clair Street, Kirkcaldy and Dysart Road, Kirkcaldy, both of which are main bus routes. St Clair Street and the adjacent Commercial Street also provide a wealth of local shops and restaurants. The main entrance to Ravenscraig Park is also a mere 200 hundred yards away.

### Map



## Council Tax

Band B

## Extras

Included in the sale price are all fitted carpets and floor coverings, light fittings and fixtures.

## Room Dimensions

**Hallway** 4.36m x 3.49m (14'1 x 11'5)

**Lounge** 5.05m x 3.68m (16'7 x 12'1)

**Kitchen** 4.68m x 2.98m (15'4 x 9'9)

**Master Bedroom** 5.03m x 3.76m (16'6 x 12'4)

**Bedroom 2** 4.06m x 3.53m (13'4 x 11'7)

**Bedroom 3** 3.03m x 3.25m (9'11 x 10'8)

**Family Bathroom** 2.13m x 2.09m (7'0 x 6'10)

## 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

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.