



FORDS

solicitors & estate agents

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**ONE DOUBLE BED GROUND FLOOR FLAT
22 DEAN ROAD, KIRKCALDY
FIXED PRICE £55,000 with £1000 cash
back payable on completion**

FORDS PROPERTY are delighted to present to the market this well proportioned and spacious, one double bed roomed ground floor flat located within a sought after area. The property is located within walking distance of many local amenities including Rail and Bus Links, local shopping, Kirkcaldy Town Centre and Adam Smith College. Accommodation comprises of: Entrance Hallway, Lounge, Kitchen, 1 double bedroom, Shower room, Double Glazing, GCH, Gardens to front and rear.

Please note that the property has recently been decorated and benefits from new carpeting in the hallway, lounge and bedroom.



General Description

Fords are proud to present to the market this well presented and well located, one double bed roomed ground floor flat situated within a highly sought after area. The property itself is formed over one level providing ease of living to the prospective purchaser.

The property is conveniently placed with many local amenities within walking distance including local shopping, Rail and Bus Stations, Kirkcaldy Town Centre, Adam Smith College and health facilities.

On entering the property you are greeted with a bright and spacious entrance hall providing access to all apartments. There are two storage cupboards available within the hallway. The hallway has new carpet floor covering.



The large front facing lounge of the property is a well proportioned room with large double glazed windows engulfing the room with light. A main focal point within the lounge is the modern gas fire, hearth and surround which is included in the sale of the property. The lounge has brand new carpet floor covering. The lounge also benefits from having been recently repainted.



The modern kitchen of the property is situated to the rear overlooking the easily maintained rear garden. The kitchen itself is well equipped with an array of wall and floor units with coordinating worktops.

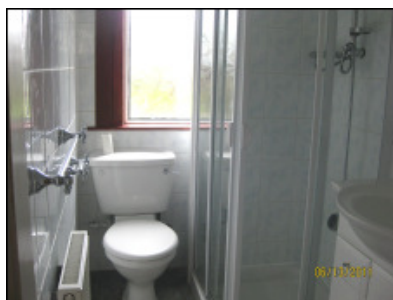


The kitchen of the property has ceramic tiling to the walls creating a splash back surface and laminate floor covering. The integrated cooker, hob, extractor and fridge/freezer are also included in the property.

The master bedroom is a spacious room located overlooking the front garden of the property. The master bedroom has a small storage cupboard leaving ample floor space for freestanding furniture. The master bedroom has carpet floor covering.



The modern shower room of the property comprises two piece white suite with freestanding shower cubicle. The shower room benefits from being fully tiled and also has a built in vanity storage unit.



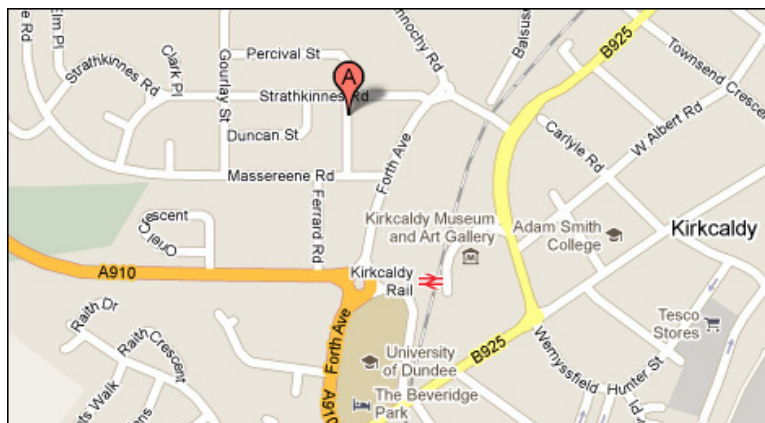
Externally to the front of the property there is an enclosed garden which is laid with lawn. To the rear of the property there is a garden area which is laid with lawn, drying green and a paved area. The rear garden has been designed for ease of maintenance to the prospective purchaser. The garden shed is included in the sale of the property.

Early viewing of this apartment 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

Map



Council Tax

Band A

Extras

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

The integrated cooker, fridge/freezer and freestanding washing machine are included in the sale of the property. The garden shed will also be included in the sale of the property.

Room Dimensions

LOUNGE 4.33m x 3.60m (14'2 x 11'10)

KITCHEN 2.98m x 2.47m (9'9 x 8'1)

MASTER BEDROOM 4.33m x 3.24m (14'2 x 10'8)

SHOWER ROOM 2.16m x 1.36m (7'1 x 4'6)

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.