



FORDS

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72A Salisbury Street, Kirkcaldy
Traditional One Double Bed Flat
OFFERS IN REGION OF £55,000

One bedroomed, traditional upper flat in highly sought after location. This property would make an excellent first time purchase or buy to let investment, with many extras included in the sale. This well presented property has also had a brand new Shower Room recently installed complete with new ceramic tiling to shower cubicle walls and new wood effect flooring. This conveniently located property is also within close proximity of all local amenities, with rail and bus links within walking distance. (0.6 miles) approx. Early viewing of this property is highly recommended to avoid disappointment. Accommodation comprises of: Entrance Vestibule, Open Plan Lounge/Kitchen, Double Bedroom, Shower room, Garden to rear, Partial Electric Heating and Double Glazing, Alarm System.



General Description

FORDS PROPERTY are delighted to present to the market this well presented traditional upper flat located within a highly sought after area. This property is conveniently placed with all local amenities within walking distance, to include Kirkcaldy Town Centre and Rail/Bus Links (0.6 miles) approximately. This property would suit a variety of prospective purchasers and must be viewed internally to be fully appreciated.

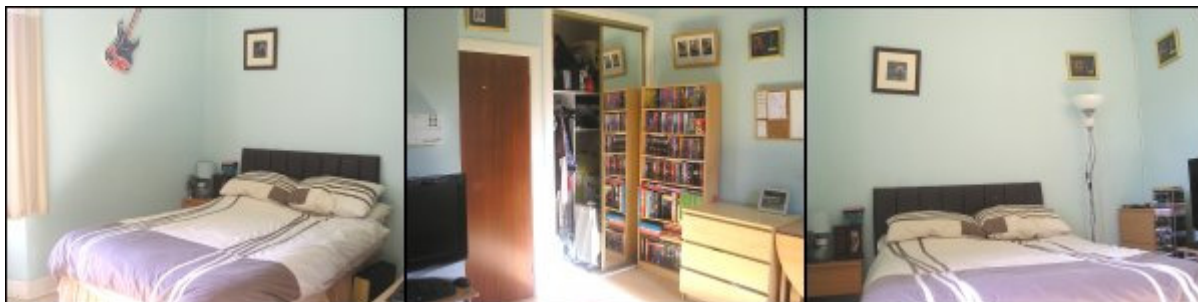
On entrance to the property you are greeted with a small vestibule area providing access to all other apartments. The vestibule has wood effect flooring and papering to the walls.



The reasonably sized, open plan lounge/kitchen of the property has a large double glazed window providing pleasant views toward the rear garden of the property. The lounge/kitchen of the property is a well proportioned room with wood effect flooring to the floor and neutral décor to the walls, with the exception of splash back ceramic tiling to the kitchen area. The kitchen area of the property has ample wall and floor units with coordinating worktops. Within the lounge/kitchen the Fridge/Freezer, cooker, washing machine and couch shall be included in the sale of the property.



The generously sized double bedroom of the property is located to the front of the property with large double glazed windows engulfing the room with light providing a bright and fresh atmosphere. This large double bedroom has a built in double mirrored wardrobe which is shelved with hanging space, therefore providing ample room for freestanding furniture. The bedroom is of neutral décor with wood effect flooring.



The brand new modern shower room of the property, completed May 2009 has been finished to a high standard to include, brand new electric shower and shower cubicle, new modern splash back ceramic tiling to the shower cubicle wall. The remainder of the walls are freshly painted and to the floor is new wood effect flooring.



Externally to the rear of the property there is a shared garden to include a drying green and the remainder of the garden is laid to lawn, with mature shrubbery for ease of maintenance to the prospective purchaser. There is also an outhouse currently utilised as a storage area by the seller.

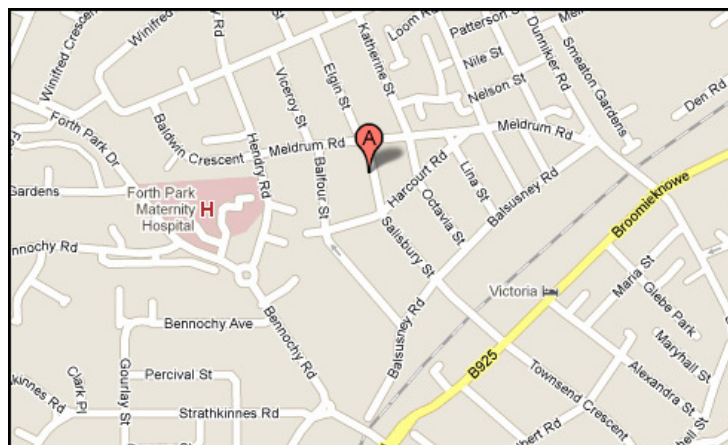


Early viewing of this property is highly recommended to avoid disappointment.

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

Map



Council Tax

Band A

Extras

Included in the sale price are all carpets and floor coverings, light fittings and fixtures. The fridge/freezer, cooker, washing machine and couch are also included in the sale of the property.

Room Dimensions

LOUNGE/KITCHEN 3.96m x 3.61m (13'0 x 11'10)

MASTER BEDROOM 3.93m x 3.42m (12'11 x 11'3)

SHOWER ROOM 1.75m x 1.06m (5'9 x 3'6)

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.

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.