



171 Massereene Road, Kirkcaldy, KY2 5RX

Offers Over £92,000



SPACIOUS 2 Bedroom Upper Apartment with SEAVIEWS across the Firth of Forth, Garden, and DETACHED GARAGE. Located in a Sought-After location with amenities close by and a short drive to the local Primary/Secondary Schools, Parks, Golf Course, Promenade, Retail Park, and High Street providing all essential amenities inc shops, cafes, bistros, and restaurants. The local train and bus stations offer excellent travel links with Dundee, Edinburgh and beyond. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden. Off Street Parking and a Detached Garage. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed window leading into the bright stairway with a double-glazed window to the front and carpeted stairs leading to the main hallway.

MAIN HALL

Hatch provides access to the roof space. Cupboard provides storage space. Coving. Radiator. Laminate flooring.

LOUNGE

14'0" x 12'11" (4.29m x 3.96m)

Spacious lounge with double-glazed windows to the side and front with a sea view towards the Firth of Forth. Shelved alcove provides display storage space with a cupboard below. Cupboard provides additional storage space. Coving. Radiator. Laminate flooring.

KITCHEN

14'0" x 7'8" (4.27m x 2.34m)

Bright kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Space for several freestanding appliances. Wall mounted gas central heating combi boiler. Pantry cupboard provides ample additional storage space. 2 double-glazed windows to the rear. Vertical radiator. Vinyl flooring.

BEDROOM 1

12'0" x 10'0" (3.66m x 3.05m)

Spacious double bedroom with a double-glazed window to the rear. Cupboard provides shelving storage space. Coving. Radiator. Laminate flooring.

BEDROOM 2

14'2" x 11'1" (4.32m x 3.38m)

Additional double bedroom with a double-glazed window to the front with stunning sea view across the Firth of Forth. 2 Shelved alcove provides display storage space. Coving. Radiator. Laminate flooring.

BATHROOM

7'8" x 4'7" (2.36m x 1.42m)

3-piece suite comprising: W.C, wash hand basin and a bath with a fixed curtain rail and a thermostatic control shower above. Opaque double-glazed window to the rear. Partially wet walled / tiled. Heated towel rail. Vinyl flooring.

GARDEN

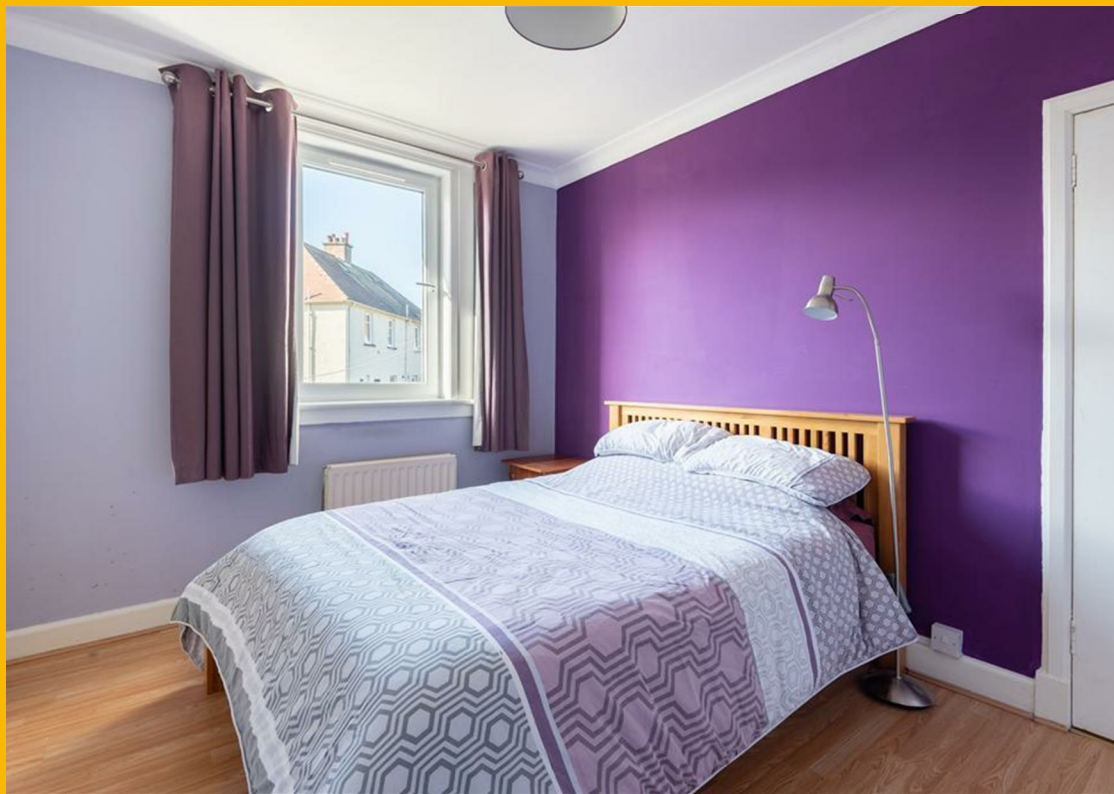
The garden is laid to lawn providing a blank canvas for a keen gardener. A paved shared path provides bin access on to Sauchenbush Road. Access to the garage via a concrete driveway providing additional off-street parking.

GARAGE

Generous sized detached garage accessed via a metal up and over door providing secure parking with ample additional storage space. Fixed shelving provides storage space. Currently fitted with provision for light and power. Concrete flooring. UPVC door provides additional access from the garden.

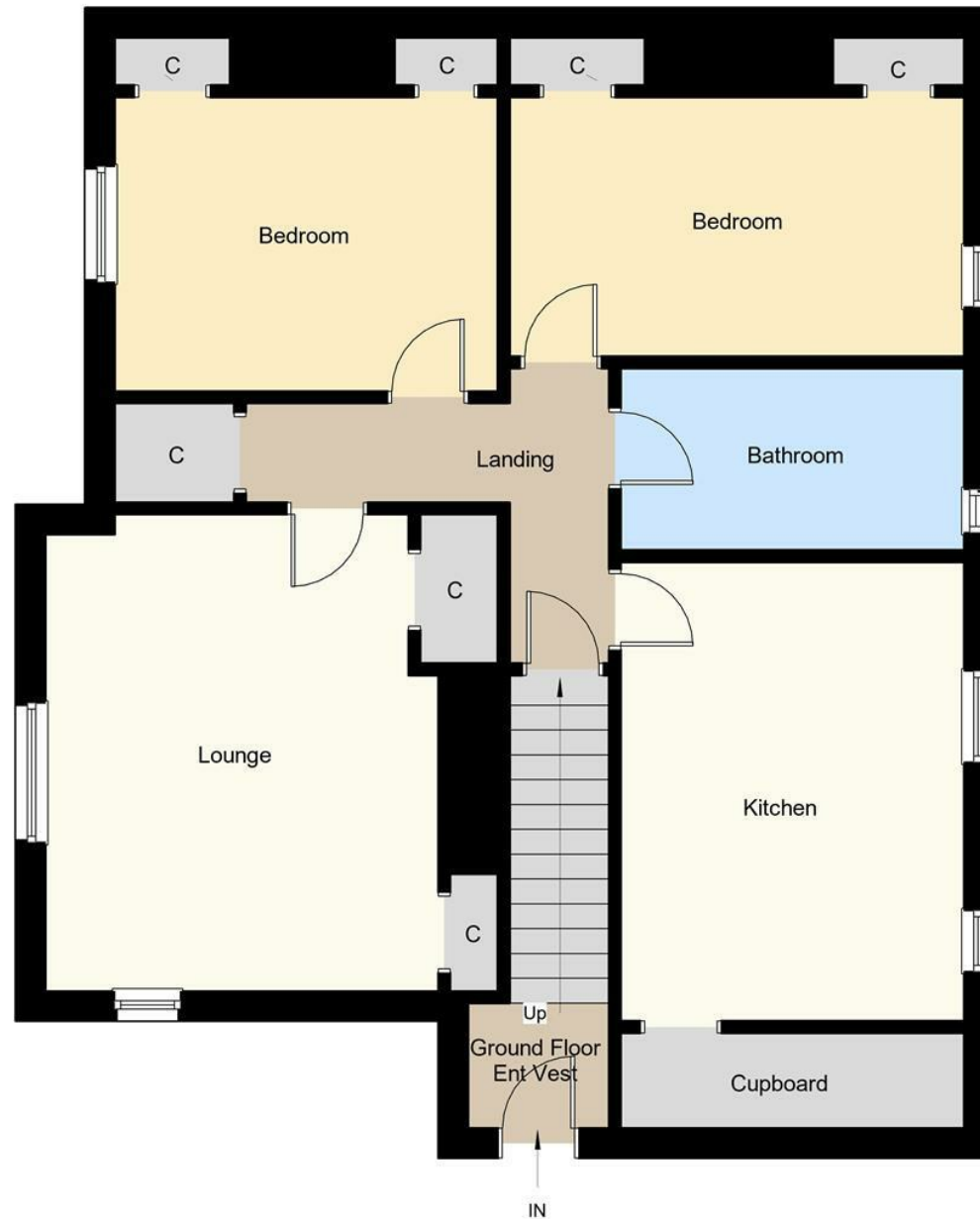
AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.





First Floor



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C	75	75	69-80	C	76	76
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.