

# James Thomson & Son

SOLICITORS & ESTATE AGENTS

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## 8 APPIN CRESCENT, KIRKCALDY.



SPACIOUS 2x BEDROOM END-TERRACE VILLA  
WITH FRONT & REAR GARDENS  
IN NEED OF MODERNISATION

OFFERS IN EXCESS OF £105,000 INVITED



# 8 APPIN CRESCENT, KIRKCALDY





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## DESCRIPTION

This spacious 2 x Bedroom end-terrace Villa, which is in need of modernisation, is located in a quiet and popular neighbourhood, close to schools, shops, bus routes, parks and all amenities.

The property itself benefits from uPVC double glazing and gas fired central heating throughout and is offered for sale complete with all fitted carpets, floorcoverings, curtains, blinds, fixtures and fittings.

## ACCOMMODATION

All dimensions are at widest points.

**HALLWAY:** 8'11" x 8'3"

**LIVINGROOM:** 19'6" x 11' (SE Side)

**KITCHEN:** 10'4" x 8'5" (NE Corner)

**BEDROOM PRIMARY:** 14'4" x 9'2" (SW Side)

**BEDROOM TWO:** 13'9" x 9'11" (E Corner)

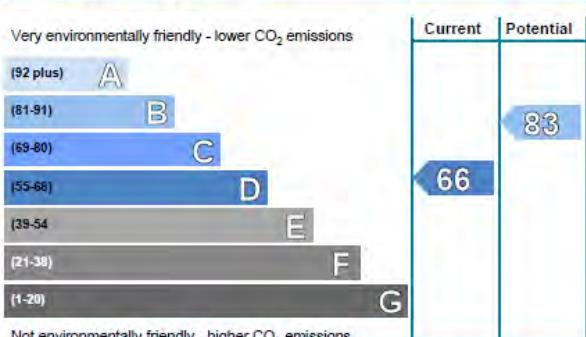
**SHOWER ROOM:** 6'6" x 5'7" (N Corner)

## FRONT GARDEN

The Front Garden features grass, shrubs, stone chips and brick walls.

## REAR GARDEN

The Rear Garden is fenced and features grass, clothes drying poles, a patio area, stone chips, wooden garden shed & a timber garage.



**BROADBAND** Up to 1130 Mb/s

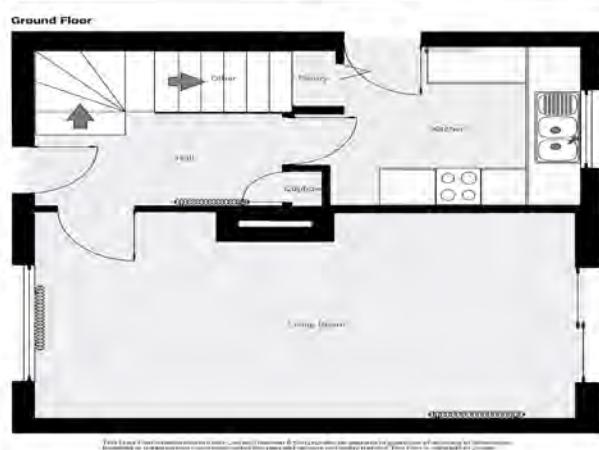
**HEATING** Gas fired central heating.

**COUNCIL TAX** Band B

**ENTRY** Early entry can be given.

**TO VIEW** Apply to Selling Agents.

**OFFERS** In excess of £105,000 are invited.



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