



**43 Percival Street, Kirkcaldy - KY2 5QB**

Kirkcaldy

Offers Over **£77,500**





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## 43 Percival Street

Kirkcaldy, Kirkcaldy

New for sale a Spacious Main Door Upper Cottage Flat in desirable location close to train station & all amenities. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious Starter Home comprising Entrance with stairs to upper landing - Bright Lounge- Two Double Bedrooms - Fitted Kitchen - Bathroom. Benefitting from DG- GCH (boiler installed 3 years ago with 5-year guarantee) - EPC C - HOME REPORT £80,000. Externally side garden with potential to install driveway subject to planning & generous fence enclosed rear garden, timber shed & Brick storage cellar. View Now!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- MAIN DOOR UPPER COTTAGE STYLE FLAT
- TWO DOUBLE BEDROOMS
- SIDE & REAR GARDEN
- DG- GCH - EPC C
- HOME REPORT £80,000
- SPACIOUS LOUNGE
- FITTED KITCHEN & APPLIANCES
- BATHROOM WITH SHOWER
- IDEAL STARTER HOME
- POTENTIAL TO INSTALL DRIVE SUBJECT TO PLANNING
- VIEW NOW!





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GARDEN



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		
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