



Morgans

PROPERTY

44 Mill Street, Kirkcaldy, KY1 1SD

Offers Over £145,000







Keenly priced at the end of the cul-de-sac is this good sized three bedroom semi detached villa with direct motorway links and all amenities and schooling closeby. The property is in nice condition and fresh throughout, ideally suiting families and couples alike with private enclosed gardens to rear and easy to maintain to front. There is a large summerhouse included in sale. Internally it is well presented and briefly comprises entrance hall, w.c, lounge/diner, fitted kitchen and on the upper level three bedrooms with bathroom and overhead shower. Access to attic. The property is double glazed with gas central heating. Ample on street parking. Early entry available.





LOCATION

Situated along the stunning Fife coastline, Kirkcaldy offers residents the privilege of living by the sea. Enjoy picturesque coastal walks that provide breath taking views of the Firth of Forth. Kirkcaldy boasts a fascinating history from historic landmarks to museums and art galleries. You'll find an array of shopping centres, restaurants, cafes, and recreational facilities to cater to your every need and desire. The town is home to excellent schools and quality education is easily accessible. With an abundance of parks, green spaces, and nature reserves, Kirkcaldy is a haven for outdoor enthusiasts allowing you to can enjoy the tranquillity of nature without venturing far from home. Located conveniently within the heart of Fife, Kirkcaldy provides excellent transport links to Edinburgh and other major cities in Scotland, whether travelling by either road or rail.

EXTRAS INC. IN SALE/AGENTS NOTE

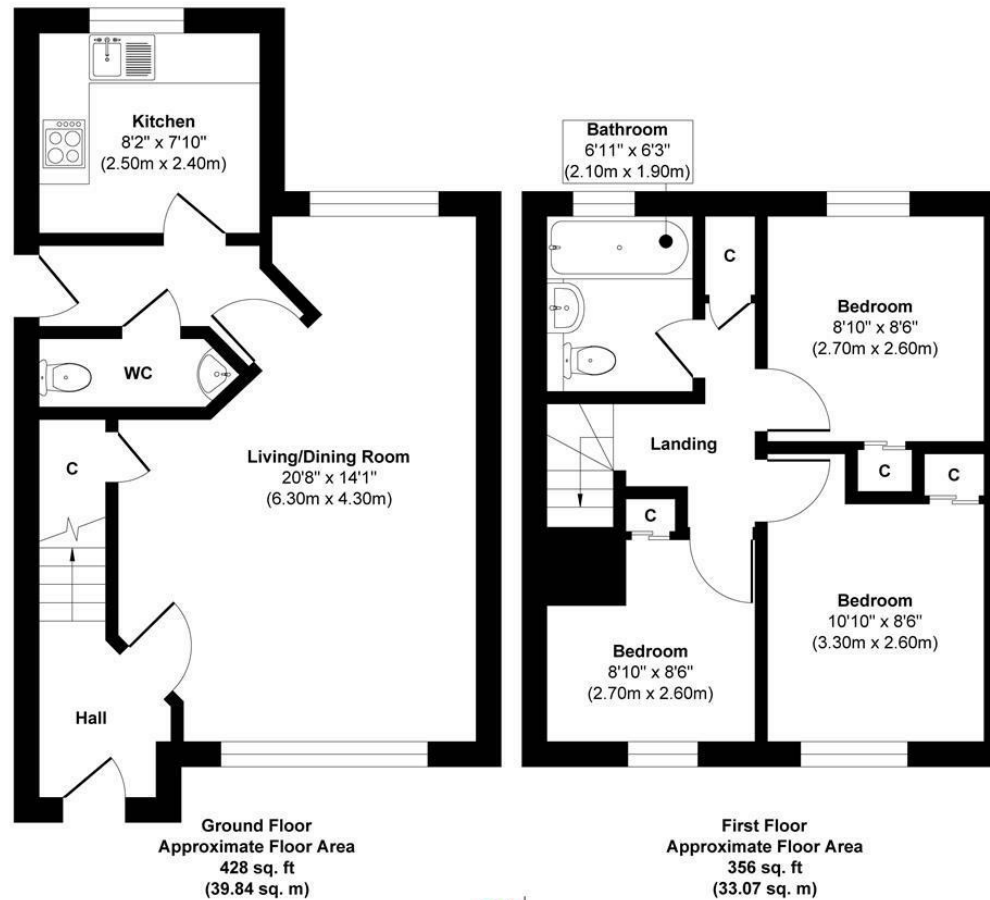
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Approx. Gross Internal Floor Area 784 sq. ft / 72.91 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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