

SOLICITORS - ESTATE AGENTS

**FT & DC
WALLACE**

**83 Veronica Crescent
Kirkcaldy**

Offers over £84,500



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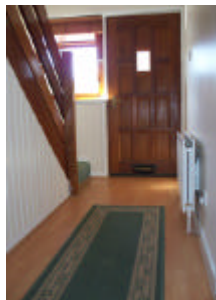
Licensed by the Law Society of Scotland to conduct incidental Financial Business

General Description

Well presented semi-detached villa situated within residential location backing onto "Pannie Den". The property offers good sized family accommodation on two levels and benefits from gas central heating. There are good educational and sports facilities, restaurants, theatre, parks, health care and shopping, to name but a few amenities in the area. Kirkcaldy has good transport links to Edinburgh, Glasgow and the north with a mainline train station in the town. Bus travel is also well catered for and Kirkcaldy has a main bus station.

Hallway

The spacious hallway, with laminate flooring, provides access to kitchen and lounge and contains large storage cupboard with shelving and a further walk-in storage room with a window to the rear of the property and ceramic tiled floor. Stairs lead from the hallway to upstairs landing.



Lounge 4.49 x 3.51m (14'8" x 11'6")

A bright, spacious room with double window providing views out to front of property. Laminate flooring. Wall-mounted gas fire with wooden hearth and surround.

Kitchen 3.34 x 2.34m (10'10" x 7'7")

Good sized, airy kitchen with modern fitted beech effect units with long brushed steel handles. Generous amount of units and drawers at high and low level with lighting above and below the units. Black marble-effect worktop with tiled splash-back. Stainless steel sink and drainer. Electric oven with gas hob. Ample room for dining table and chairs. Window to rear of property. Door from kitchen out to garden area. Ceramic tiled floor.

Upper Hallway

Carpeted stairs lead to upper landing, providing access to the two double rooms, study and bathroom. Window to side of property. Access can be gained from the hallway into the attic space.

Bedroom 1 4.02 x 3.00m (13'2" x 9'8")

Spacious double bedroom with window to front of property. Built in wardrobes with mirrored doors. Cupboard containing boiler. Carpeted.



Bedroom 2 4.46 x 2.99m (14'6" x 9'9")

Again, a large double bedroom with window to rear of property offering views of garden and woodlands. Built-in storage with facility to hang clothes in one side and shelving in the other. Carpeted.

Bathroom 1.41 x 1.74m (4'7" x 5'8")

Family bathroom containing three-piece white suite comprising sink, w.c. and bath with overhead shower. Tiled throughout. Ceramic tiled floor.

Exterior

To the front of the property, the area is paved and provides off-street parking for two cars. Wood panelled gates lead to the side of the property providing additional parking space and access to the rear garden. The rear garden is a generous size and has a paved area at back door and around wooden garden shed to rear of the garden. A gate leads out through hedge to the woodland area of Pannie Den. There is scope for soft or hard landscaping.

Council Tax

The property is in Council Tax Band B for the year 2009/2010.

Viewing

Please contact FT & DC Wallace to arrange a viewing. Tel: 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.