38 Napier Street
Kirkcaldy
Offers Over £44,950
General Description

This two double bedroom upper flat in a block of four offers an ideal project for renovation throughout. The property is heated by gas baxi boiler central heating. The property is on a good sized corner plot with ample garden ground to the front and side. This could be developed (with the correct permissions) into an off-street parking with plenty garden ground remaining.

Located in a popular residential area of Overton Mains, with St Marie’s Primary School and both St Andrews High School and Kirkcaldy High School within walking distance. Close to many of the amenities Kirkcaldy has to offer, including a wide range of shops, supermarkets (Asda being very close) and recreational facilities; including restaurants, bars, theatre, museum, modern swimming pool and leisure centre, beaches, parks and two 18-hole golf courses. The town benefits from a bus station and mainline railway station, as well as good road links to the motorway network.

A stone stairway of four steps within a brick staircase lead to the front door, which in turn leads in to the vestibule and stairs leading to all rooms. Access hatch to attic. A window at the top of the stairs gives plenty of light.

Lounge 4.58m x 3.49m (15’x11’5”)

Good sized lounge located to the rear of the property with double window formation out to rear. Gas fire with timber surround and shelving. Door to second bedroom. Radiator.

Kitchen 3.26m x 2.37m (10’8” x 7’9”)

There are fitted kitchen units and worktops which need fully replacing. Window to the rear of the property. A cupboard houses the water tanks for the central heating system.

Bathroom 2.31m x 1.44m (7’7” x 4’9”)

Wash hand basin, w.c. and bath fitted but requiring complete overhaul. Window to side. Radiator.

Bedroom 1 3.93m x 3.37m (12’11” x 11’1”)

Good sized double bedroom with original door. Window to front of property. Storage cupboard. Radiator.

Bedroom 2 3.98m x 2.62m (13’1” x 8’7”)

Second double room with window to front of property. Radiator.

Exterior

The garden ground has wire mesh fencing as a boundary and a gate. Grassed areas to the front and side of the property with a concrete path from the pavement to the front steps and wrapping round the side of the building. A fenced area houses the bins.

Council Tax – Band “A” for the year 2018–19.

Viewing

Please contact F T & D C Wallace to arrange a viewing appointment. Telephone 01333 423804.

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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.

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