



Stevenson Marshall
Property & Law

14 Leslie Street
Kirkcaldy, KY1 1SX

Offers over £30,000

A main door ground floor flat with all accommodation on one level. The property would benefit from upgrading and cosmetic work throughout.

Accommodation comprises:- Entrance hallway, lounge, kitchen, two double bedrooms and bathroom.

Lounge:- 4.50m x 3.51m (14'9 x 11'6)
Kitchen:- 4.15m x 2.18m (13'7 x 7'2)
Bedroom 1:- 4.07m x 3.11m (13'4 x 10'3)
Bedroom 2:- 4.38m x 2.88m (14'4 x 9'6)
Bathroom:- 1.94m x 1.34m (6'5 x 4'5)

The property benefits from private garden ground to front and rear, which is mainly laid to lawn. The driveway and timber garage provide ample off street parking for several vehicles.

The coastal town of Kirkcaldy is located on the banks of the Firth of Forth and offers a wide array of shopping, excellent retail parks, theatre, museum and library. There is an excellent selection of schooling including nursery, primary, secondary and further education facilities. A bus service operates and the property is ideally situated for access to the town railway station and bus station. There is easy access to the M90 and A92.

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.

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Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.