



# 33 Lady Helen Street

Kirkcaldy, KY1 1PR    Asking Price £170,000

Centrally and conveniently located in a desirable residential street and close to many amenities including schools, parks, shops and rail station to Edinburgh. This 2 bedroom traditional semi-detached villa also has lounge, kitchen and bathroom. Front and rear gardens.

**ENTRANCE**

Entrance to the property is via a modern main door which opens into the vestibule with laminated flooring and glass door leading into the hall.

**HALLWAY**

The hallway incorporates the staircase leading to the upper level, carpeted flooring, radiator and central lighting.

**LOUNGE - DIMENSIONS 3.81M X 4.47M**

The front lounge features a triple facing front facing window and feature fireplace with solid fuel fire and incorporates a storage cupboard. Wooden flooring, radiator, ceiling coving, cornice work and central lighting.

**KITCHEN - DIMENSIONS 3.30M X 3.25M**

The kitchen features a side facing window, Velux style roof window and door to the side. Integrated hob, oven, hood and dishwasher. Stainless steel sink, space for washing machine and fridge freezer, the combi boiler unit is located here and the kitchen has tiled vinyl flooring.

**BATHROOM - DIMENSIONS 2.87M X 1.86M**

The bathroom features a three piece suite and bath with shower over and tiling around bath. Vinyl tiled flooring, heated chrome towel rail and down lighting.

**REAR SITTING/DINING ROOM - DIMENSIONS 3.71M X 4.60M**

The rear sitting room/dining room features a rear facing window, feature fireplace and incorporates a storage cupboard. Wood flooring, ceiling coving with central lighting and radiator.

**BEDROOM 1 - DIMENSIONS 4.20M X 4.48M**

This bedroom features a front facing triple bay window, feature fireplace with solid fuel fire. Wooden flooring, central lighting and radiator.

**BEDROOM 2 - DIMENSIONS 3.74M X 3.72M**

This bedroom features a rear facing window and feature fireplace with solid fuel fire. Ceiling coving with central lighting and radiator.

**UPPER LANDING**

The upper landing features a Velux style roof window and incorporates a box storage room with window and attic access hatch. Carpeted flooring and central lighting.

**GARDEN GROUNDS**

The front garden ground is enclosed by hedging, is chipped and incorporates a side driveway leading to the garage. The rear garden ground is also enclosed, laid to lawn, chipped and shrubbed with outside tap and outside light with door leading to the garage.

**GARAGE**

The garage has access from the side driveway.

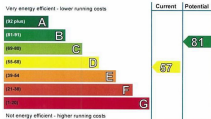
**PROPERTY BENEFITS**

The property has double glazing and gas central heating.

**EXTRAS INCLUDED**

Floor coverings and blinds.

**ENERGY PERFORMANCE CERTIFICATE**



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