

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



15 HARCOURT ROAD, KIRKCALDY KY2 5HQ



OFFERS OVER £250,000

Spacious detached former Manse together with garden grounds and garage, situated in an area consisting of predominantly Victorian style properties in Kirkcaldy.

The property comprises a two storey villa extending at the front wall into a single storey bay window projection, dating from approximately the 1900s . The property comprises three reception rooms, five bedrooms, kitchen, bathroom and two toilets, so it has the potential to form an attractive and comfortable family home.

The property is located within walking distance of the town centre of Kirkcaldy and is in close proximity to local amenities and the main railway station allowing easy commute to Edinburgh and Dundee, so may be particularly attractive for commuters.

LAW DEPARTMENT

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
Dx ED 144 LP-121, Edinburgh 2

MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor

Ground floor:

Entrance, Vestibule and hall

Sitting room

Living room

Dining room

Kitchen

Rear hall

Toilet

First floor:

Three quarter landing

Bathroom

Upper landing

5 bedrooms

Fittings and fixtures:

The sale price includes all fittings and fixtures throughout.

Grounds:

There are garden grounds to the west and rear of the property enclosed mainly by a stone wall together with gates providing access to the rear. There is also a garage.

Main services:

The property is served by mains water, electricity, gas and drainage. Heating is provided by a gas fired central heating system.

Viewing:

For appointment to view please contact selling agents on 0131 240 2263.

Offers

Offers over £250,000 are invited and should be submitted in writing to:-

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.org.uk



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

Sellers:- The Church of Scotland General Trustees - Scottish Charity Number SC014574

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.