



**boyd** property

28 Inchgarvie Road  
KIRKCALDY | KY2 6SB

# 28 Inchgarvie Road

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## Description

An excellent opportunity has arisen to acquire this bright and spacious 3-bedroom semi-detached house, situated in Kirkcaldy. The property is bright, well-proportioned and would now benefit from upgrading, it offers excellent potential to become a superb family home. The accommodation briefly comprises: an entrance vestibule, hallway, a dual aspect lounge/dining room with feature fireplace and a fitted kitchen. A carpeted staircase leads to the upper landing which gives access to three bedrooms and a shower room. The property benefits from electric heating, double glazing, good storage facilities, gardens to front and rear, external coal store and two single detached garages. Viewing is recommended to fully appreciate the size and the potential this property has to offer.

## Location

The property is a short distance from local schools and excellent local amenities and just a short distance to both Kirkcaldy Town Centre and Fife Central Retail Park. Kirkcaldy boasts good links to the A92 and has a wide range of shopping, recreational facilities including a new swimming and leisure complex, a theatre, museum, library, retail outlets, cafes, restaurants and bars, beaches and the Ravenscraig and Beveridge Parks. The town has its own bus and rail stations and this house has very easy access to the A92 for ease of commuting.

## Extras

All fitted floor coverings.

## Price & Viewing

For price and viewing information contact Agents.

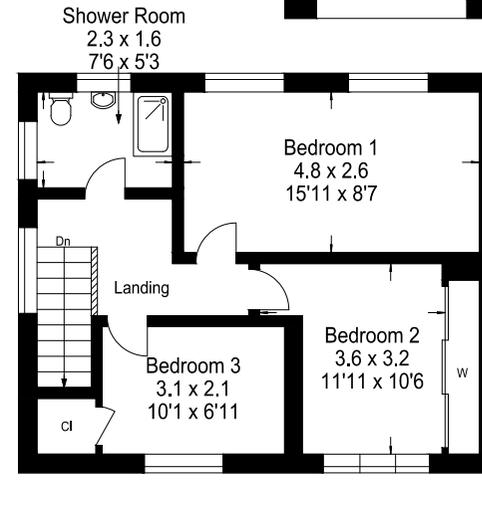
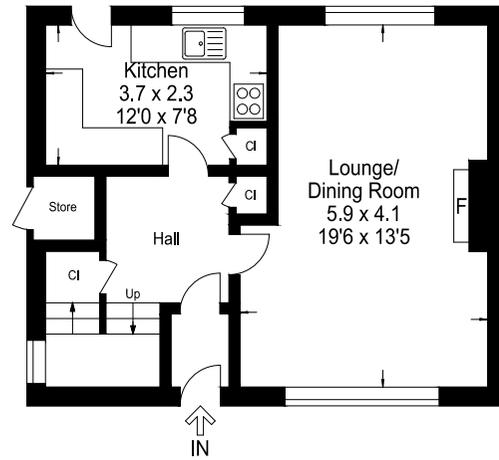
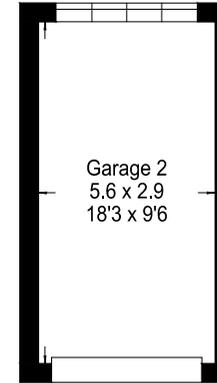
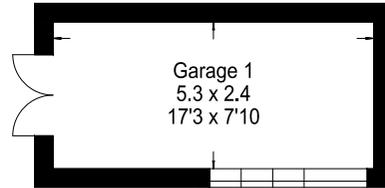


## Features

- Entrance hallway
- Lounge/dining room
- Kitchen
- Upper landing
- 3 Bedrooms
- 1 Bathroom
- Double glazing
- Electric heating
- External coal store
- Private gardens to front and rear
- 2 Detached garages

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Ground Floor  
First Floor  
Approx. Gross Internal Floor Area 920 Sq ft / 85.5 Sq m (Excluding Garage)

**VistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. 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 sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.