Offers Over £209,995

5 Station Court, 4 Bennochy Road, Kirkcaldy, Fife, KY1 1AF

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VIEWING HIGHLY RECOMMENDED

This stunning, ultra modern two bedroom apartment is situated within the well-appointed gated Station Court Development in Kirkcaldy. Within walking distance of the Civic Centre, Railway Station and Beveridge Park. The accommodation comprises: entrance hall, open plan lounge/kitchen/dining, study, utility cupboard, first bedroom with en-suite, separate bathroom, second double bedroom. The property is beautifully presented and in move in condition, has an exclusive parking space, private garden area and private storage room within the basement of the building. There is a large mature residents shared garden.

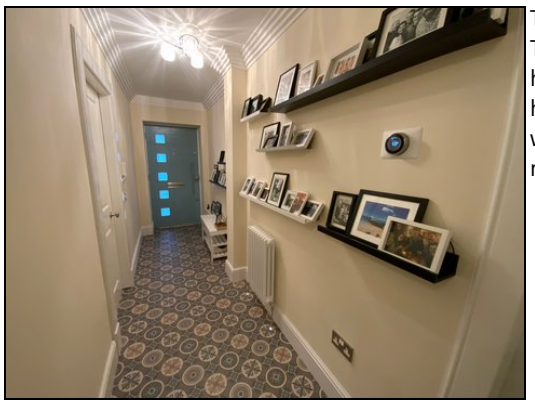
Directions

Using Google Maps, enter the property postcode KY1 1AF and follow the directions. The property will be indicated by our For Sale Board

Entrance

This development has a secure gated entrance for pedestrian and vehicular access. The apartment itself has its own modern contemporary entrance door. Entrance is gained into a large L-shaped hallway.

Hallway



The hallway has beautiful ornate vinyl flooring. There is a large cloakroom cupboard within the hallway. The ceiling has high cornicing within the hall and there are heat detectors. Utility cupboard which has space for an automatic washing machine and tumble dryer.

Lounge/Kitchen/Dining Room

8.71m x 4.0m (28' 7" x 13' 1")

This room has three public areas and has been designed to provide modern open plan living. The floor is finished with modern plank style laminate flooring. Open plan lounge and dining area which has beautiful floor to ceiling double glazed windows and single opening French style door which opens onto the private garden. These have been expensively fitted with louver style Caribbean timber effect blinds and shutters. There is a large 4-seater breakfast bar and island which separates the dining area from the kitchen. The kitchen area has modern vanilla coloured floor and wall mounted units. Fitted into the island there is a built in sink with drainer. Underneath the island there are fitted cabinets and a built in dishwasher. Bosch induction electric hob built into the worktop. Extractor above the hob. Separate Bosch electric oven and combi microwave oven. Integrated fridge/freezer. Kitchen floor is finished with modern vinyl flooring. Gorgeous modern art deco replica cornicing. The ceiling has a mixture of central ceiling lights and 6 LED downlighters.

Study

1.23m x 3.26m (4' 0" x 10' 8")
Study has it's own double glazed window with fitted window shutter. Modern ornate vinyl flooring.

Bedroom 1

3.4m x 3.3m (11' 2" x 10' 10")
A beautifully decorated room. Double glazed window with fitted shutter. Wardrobe area.

En-suite shower room/WC

1.2m x 2.64m (3' 11" x 8' 8")
Walk in shower cubicle. Recessed shelf area. Mixer shower. Ceramic tiling to walls. Beautiful designer wallpaper. Tiled floor. Mocha WC with concealed cistern. Wall mounted wash hand basin with vanity cabinet. Hand held vanity shower tap. Wall mounted towel rail style radiator. Large backlit heated demister mirror. LED downlighters.

Bedroom 2

3.56m x 3.0m (11' 8" x 9' 10")
Freshly decorated double bedroom. Double glazed window with fitted shutter. Large fitted wardrobe cupboard.

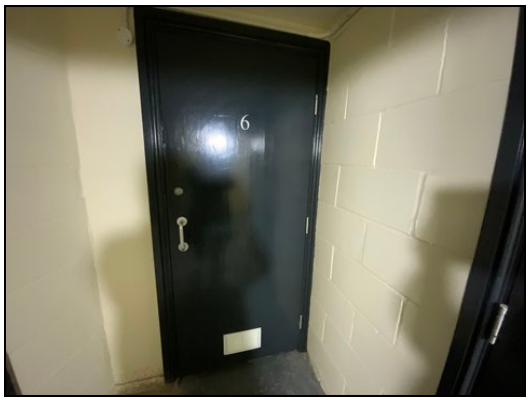
Bathroom/WC

White Mocha WC with concealed push button cistern. Hand held vanity shower adjacent to the WC. Walk in shower cubicle with mixer controlled shower. Separate Japanese bath with central tap. Wall mounted wash hand basin with vanity cabinet. Wall mounted heated towel rail. Large backlit heated demister mirror. Shaver point. Beautiful ceramic tiling. Shelved storage area above the WC. Underfloor heating.

Gardens

The home has its own designated garden ground which is paved and bordered with wooden fencing and screened with hedgerows. Adjacent to the property there is also a large beautifully maintained residents shared gardens.

Storage



3m x 2m (9' 10" x 6' 7")
The property benefits from having its own storage room within the basement of the building.

Parking

The property has its own designated parking bay.

Heating and Glazing

Gas centrally heated radiators. Double glazed window.

Contact Details

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Prospective purchasers should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold without notice. The subscribers are not bound to accept the highest/any offer. These particulars are prepared using information our clients have provided us. These particulars are not intended to form a contract.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

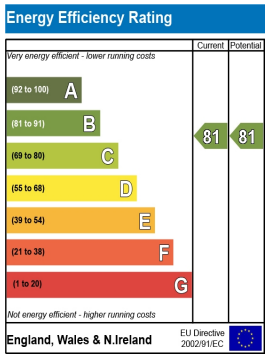
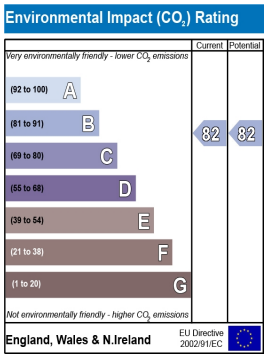
All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

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