



Estate Agents and Solicitors

## 15 Rosslyn Court, Kirkcaldy, Fife, KY1 2BT

Light and Tastefully Presented, Three-Bedroom, Mid-Terrace Family Home with Gardens

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# Property Description

Light and tastefully presented, three-bedroom, mid-terrace family home with gardens and two allocated parking spaces. Located in a modern and growing family-oriented development in Kirkcaldy, Fife.

Comprises an entrance hall, a living room, a dining/kitchen, three flexible bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Features include a fully integrated kitchen, modern bathroom suites, and light neutral decor throughout. In addition, there is gas central heating, double glazing, and good storage, including a loft space.

To the front is a lawn, whilst an enclosed rear garden has a lawn, paved patio and a gate to the residential parking.

The property is set within a maintained development, with landscaped grounds and superb transport links.

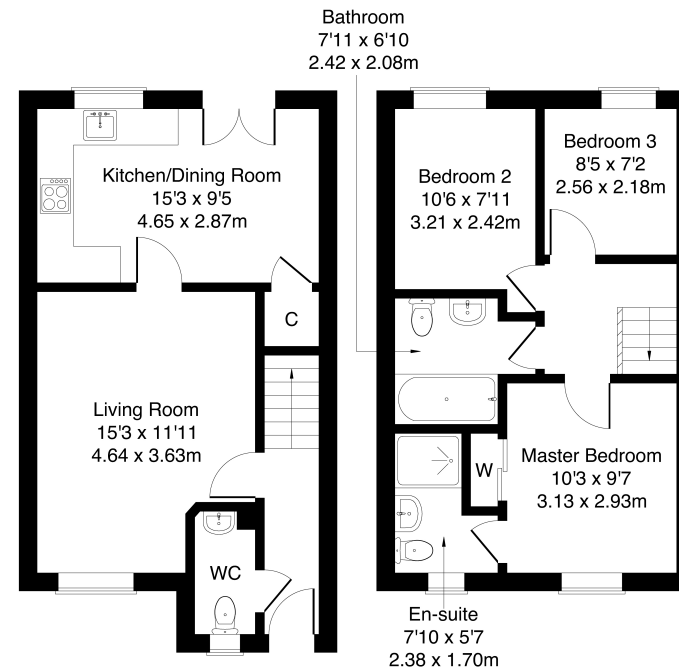
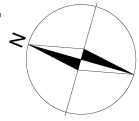
A welcoming carpeted entrance hall provides access to all ground-floor rooms. The living room is bright and spacious, featuring soft carpeted flooring and a central light fitting, an ideal space for relaxing or entertaining. The modern kitchen/dining area is designed with style and practicality in mind, offering wood-effect herringbone flooring, stone-effect worktops, a matching splashback, and a sink with drainer. The dining area benefits from French patio doors opening onto the garden, as well as a useful built-in storage cupboard. A convenient ground-floor WC is located just off the entrance hall.

Upstairs, the master bedroom serves as a comfortable retreat, complete with a built-in wardrobe with mirrored sliding doors and a three-piece en-suite shower room. This generous space easily accommodates a king-size bed with room for additional furnishings. The second bedroom is a well-sized double, perfect for guests or family members, with plenty of space for storage. The third bedroom is a versatile single room that works well as a child's bedroom, nursery, or home office. Completing the property, a modern family bathroom includes a three-piece suite, tiled splashback, and attractive wood-effect herringbone flooring.



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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description





Kirkcaldy, situated on the north coast of the Firth of Forth, is one of Fife's key towns and offers an excellent range of amenities. The town provides a wide selection of retail, cultural, and leisure facilities, along with well-regarded primary and secondary schools and further education at Adam Smith College. Cultural attractions include a museum, an art gallery, and the popular Adam Smith Theatre. Shopping needs are well catered for, with the Fife Central Retail Park hosting stores

such as Sainsbury's, B&Q, and Next, alongside a variety of high-street names within the town centre. Healthcare provision is excellent, with the modern Victoria Hospital serving the wider area. Kirkcaldy boasts strong transport links, with its railway station offering direct services to Edinburgh and Dundee, making it ideal for commuters. The nearby A92 also provides easy access to the motorway network and Edinburgh Airport.





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## Head Office

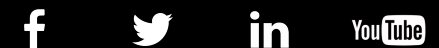
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## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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