



## 26 Maltings Road, Kirkcaldy, Fife, KY1 2EP

Bright & Tastefully Decorated, Two-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Set on a generous enclosed plot, this bright and tastefully decorated two-bedroom detached home features well-maintained gardens, a private driveway, and a garage. Nestled on a peaceful street just north of Kirkcaldy town centre, the property enjoys close proximity to the waterfront, offering a desirable blend of tranquillity and convenience.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a utility room, two double bedrooms, a family bathroom and a ground-floor WC.

Highlights include well-proportioned room sizes, a modern fitted kitchen, stylish bathroom suites, and continuous luxury flooring for the ground floor. In addition, there is gas central heating, double glazing, and good storage, including the large garage with power and lighting.

Externally, the property benefits from a good-sized corner plot with shrubbery to the front, while the enclosed rear and side area incorporates a lawn, a patio, a driveway and a garage.

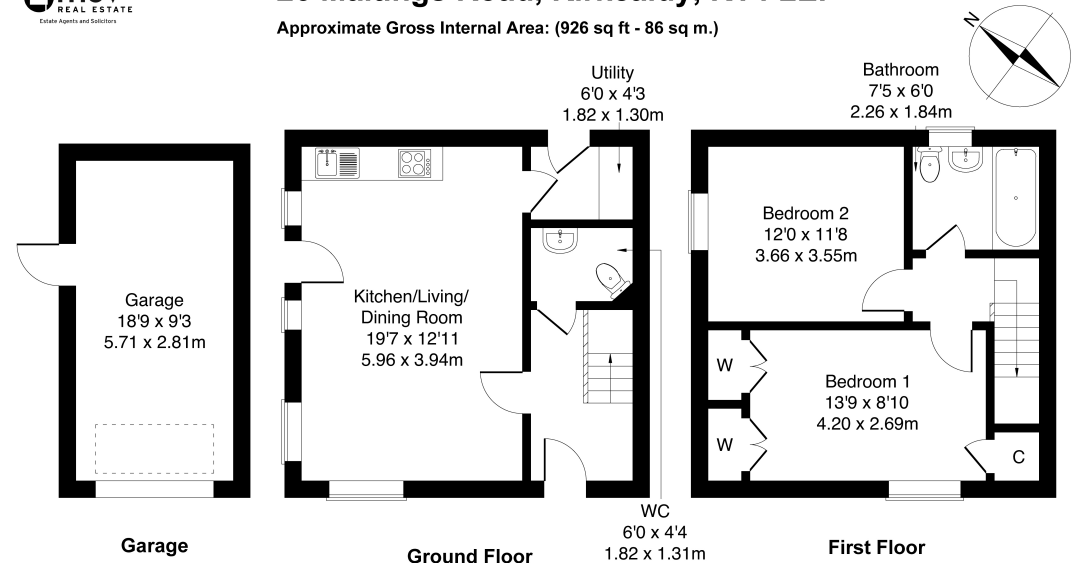
A welcoming entrance affords access to the carpeted stairs leading to the upper hall, a convenient WC, and the open plan, dual aspect, living/dining room and kitchen. Stylishly finished, this spacious public room has continuing quality wood-effect flooring, two contemporary light fittings, and a patio door leading to the garden, perfect for entertaining. To the rear of the room, a modern fitted kitchen includes wall and base units, stone effect worktops, a sink with a drainer, a tiled surround, and integrated appliances including an oven, a gas hob, a fridge, and a dishwasher. A separate utility room offers additional garden access, an integrated freezer, and a freestanding washing machine.

On the upper floor, a generous main bedroom features carpeted flooring, a central light fitting, and superb storage provision, with two built-in wardrobes and a built-in cupboard, while a second double bedroom is set to the opposite aspect, and offers plenty of space for freestanding furnishing. Completing this home, the family bathroom is fitted with a stylish three-piece suite including a rainfall shower over the bath, and tiled splash walls and flooring.



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Approximate Gross Internal Area: (926 sq ft - 86 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 shore of the Firth of Forth, is one of Fife's key towns, offering an excellent range of amenities and services. The town boasts a wide selection of retail, leisure and cultural attractions, including the popular Fife Central Retail Park — home to major retailers such as Sainsbury's, B&Q, and Next — as well as a variety of high-street shops in the town centre. Education is well catered for with several primary and secondary schools, along with further education

opportunities at Adam Smith College. Cultural highlights include the town's museum, art gallery, and the highly regarded Adam Smith Theatre. Healthcare needs are served by the modern Victoria Hospital, which provides services for much of the Fife region. With a railway station offering regular services to both Edinburgh and Dundee, and the A92 providing swift links to the motorway network and Edinburgh Airport, Kirkcaldy is an ideal location for commuters.













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## Head Office

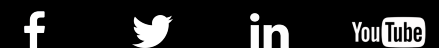
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