



Estate Agents and Solicitors

71 Canon Byrne Glebe, Kirkcaldy, Fife, KY1 2RE

Beautifully Presented, One Bedroom, Dual-Aspect, First Floor Flat

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Property Description

Beautifully presented, one bedroom, dual aspect, first floor flat, with an allocated parking space. Forming part of a modern, factored development with a quiet cul-de-sac setting, just north of Kirkcaldy town centre, Fife.

Comprises an entrance hall, living/dining room, kitchen, double bedroom, and a bathroom.

Highlights include a modern fitted kitchen and stylish bathroom, gas central heating, double glazing, and excellent storage provision.

In addition, there is a secured entry system, additional residents' and visitors' parking, and well-maintained communal grounds.

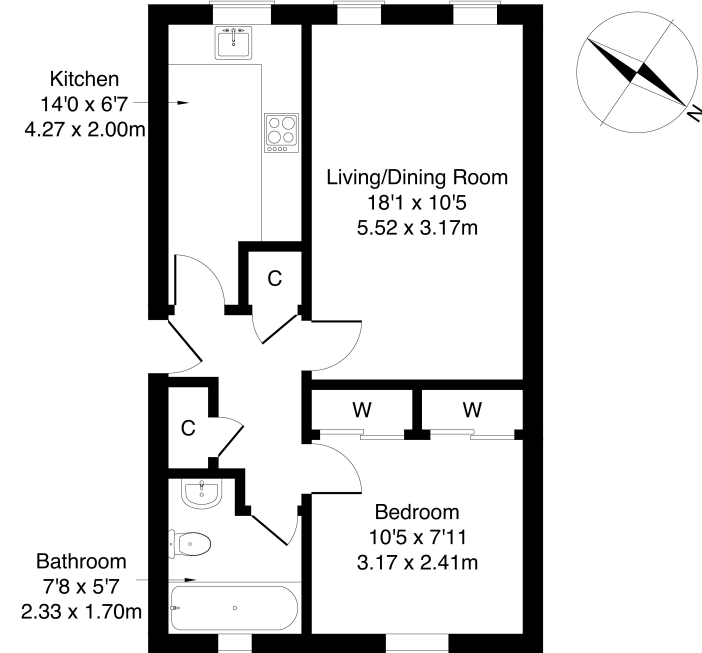
A welcoming entrance hall affords access throughout the property, and features two storage cupboards. Set to the front, a generous living room offers space for both lounge and dining furniture, and features two windows allowing plentiful natural light, wood effect flooring, a central light fitting and cornice-work. Also set to the front, the stylish kitchen is fitted with wall and base units, stone-effect worktops, a tiled-effect surround and a sink with drainer; with appliances including an integrated oven and gas hob.

Set to the rear, the tastefully finished bedroom features carpeted flooring, a central light fitting and two built-in wardrobes with mirror sliding doors. Completing the accommodation, also set to the rear, the bathroom is fitted with a modern three-piece suite including a mains shower over the bath with a rainfall showerhead, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (527 sq ft - 49 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 is located on the north coast of the Firth of Forth, and is one of Fife's principal towns. It provides a wide range of retail, cultural and leisure services, as well as primary and secondary schooling, and further education at the Adam Smith College. It is home to a museum and an art gallery, as well as the renowned Adam Smith Theatre. Shopping facilities to be found in the Fife

Central Retail Park include a Sainsbury's, B&Q and Next, with many other high-street names also to be found in the town centre, whilst the modern Victoria Hospital serves much of Fife. The railway station brings Edinburgh and Dundee within easy commuting distance, whilst the A92 allows easy access to the motorway network and Edinburgh Airport.





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