



46a David Street, Kirkcaldy, Fife, KY1 1XA

Tastefully Presented and Spacious, Three-Bedroom, Main Door, First-Floor Maisonette

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Property Description

Tastefully presented and spacious, three-bedroom, main door, first-floor maisonette, with private and shared gardens and two outbuildings. Forming part of a traditional, stone-built, terraced row, located in the popular coastal town of Kirkcaldy.

Comprises an entrance vestibule, hall, living room, dining room, kitchen, three double bedrooms, an en-suite bathroom and a shower room.

This traditional property features classically proportioned rooms, tall ceilings and ornate cornice-work. In addition, there is a modern fitted kitchen and bathroom suites, gas central heating (boiler installed 2022) and double glazing.

Further features include a shared drying green, a private, south-facing garden, a summer house and two stone-built outbuildings.

There is ample residents' permit parking to the front and on the surrounding streets.

A bright entrance vestibule opens into a welcoming entrance hall, finished with light, neutral decor and modern, wood-effect flooring. A well-proportioned living room features tall, wood-panelled windows, ornate corncing, a traditional fireplace and an Edinburgh Press. Featuring a further, traditional fireplace and built-in cupboard storage, a dining room provides ample space for a large dining table and chairs and leads, conveniently, into a kitchen. Fitted with modern units, marble-effect worktops and splashback tiling, the bright, west-facing kitchen also includes an integrated oven, a gas hob, a freestanding fridge, a dishwasher and a washing machine.

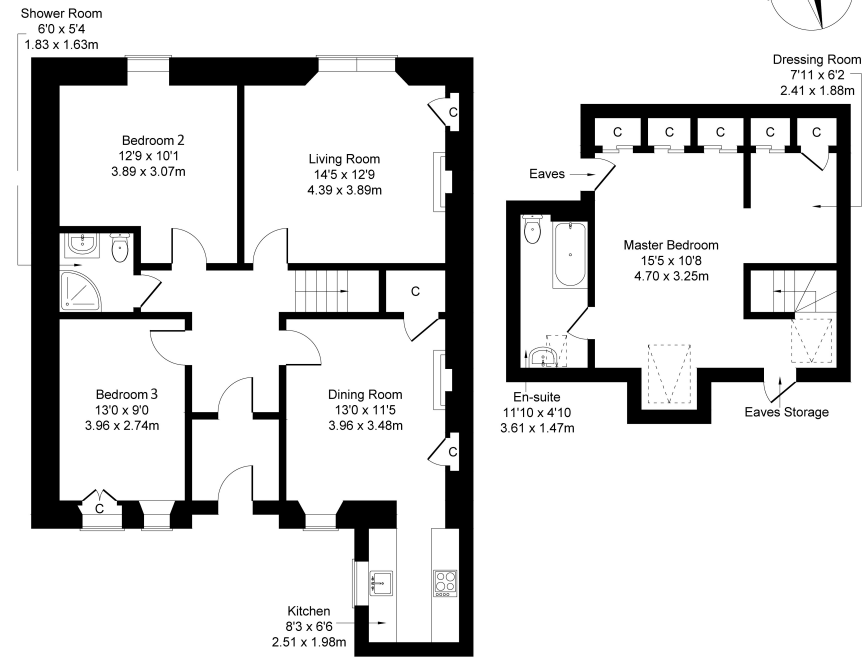
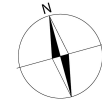
Set to either aspect, two double bedrooms continue the tasteful presentation and generous proportions of the living space, and both are served by a stylish, contemporary shower room.

The upper floor comprises the impressive master bedroom suite. Accompanied by generous storage, the spacious master bedroom enjoys an adjoining dressing room and an en-suite bathroom, comprising a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and panel splash walls.



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Approximate Gross Internal Area: (1292 sq ft - 120 sq m.)



First Floor

Second Floor

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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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