



**220f High Street, Kirkcaldy, Fife, KY1 1JT**

Tastefully Presented, Two Bedroom, Third (Top) Floor Flat

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# Property Description

Tastefully presented and spacious, two-bedroom, third (top) floor flat, with an allocated parking space. Forming part of an impressive 'B listed' building, located in the heart of Kirkcaldy's historic town centre, in Fife.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, and a family bathroom.

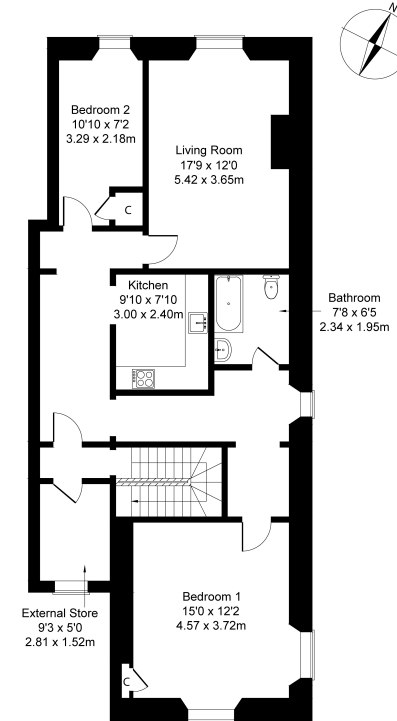
Highlights include superb southerly skyline views across the Forth, a fitted kitchen with appliances, a modern bathroom and gas central heating. Period features include flagstone and hardwood floors, cornice work, working window shutters, as well as large flexible public spaces.

Additional superb storage is provided by a flexible external store room which also features a southerly-facing window. A secured entry door is accessed from a courtyard to the rear, with a secured and shared communal garden set back from the building.

A welcoming and exceptionally spacious hallway gives access throughout the property, and features light fittings and ample space for furnishings. Set to the front, the tastefully finished living room features hardwood flooring, a traditional-style fireplace and a central light fitting. Set internally off the hall, the kitchen is fitted with modern units, stone effect worktops, a tiled surround and a sink with drainer; while also offering space for freestanding appliances.

Set to the rear, generously sized bedroom one features dual-aspect windows allowing plentiful natural light, carpeted flooring, a central light fitting and a small built-in cupboard; whilst bedroom two is to the rear, with carpeted flooring and a built-in storage cupboard. Completing the accommodation, set to the side, the family-size bathroom is fitted with a three-piece suite, a mains mixer over the bath shower and modern wall panelling.

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Approximate Gross Internal Area: (1066 sq ft - 99 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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