



74 Pentland Place, Kirkcaldy, Fife, KY2 6AQ

Immaculately Presented & Spacious, Three Bedroom, End-Terraced Home

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Property Description

Immaculately presented and spacious, three-bedroom, end-terrace family home, with gardens and a driveway. Set on a corner plot, located in a quiet and established residential area of Kirkcaldy, Fife.

Comprises an entrance hall, open-plan living/dining room and kitchen, three double bedrooms, and a family bathroom.

An exceptional family home within close reach of parks and shopping, professionally finished throughout, and with a tasteful mix of quality contemporary fittings and decor.

Highlights include a bespoke open-plan ground floor living space, a stylish integrated kitchen and a modern fitted bathroom. In addition, there is contemporary flooring and spotlighting, gas central heating, double glazing, and a loft space.

Externally there is low-maintenance landscaping to the front and side; an enclosed rear garden with a lawn, decked patio and storage shed; and off-street parking.

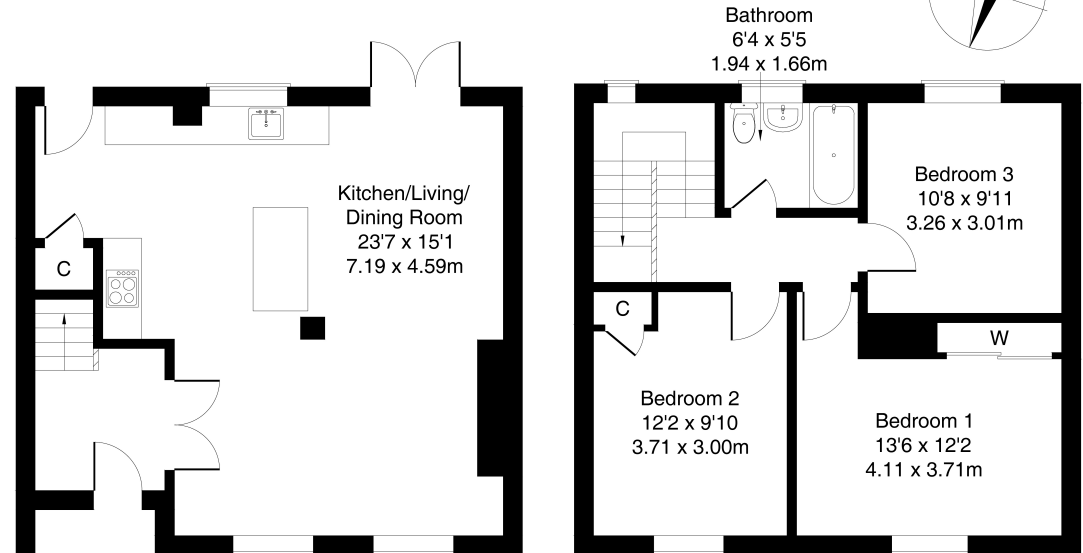
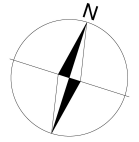
The entrance hall opens into a bespoke open-plan living/dining/kitchen featuring dual aspect windows allowing plentiful natural light, wood effect flooring and spotlights throughout, plain coving and integrated TV and sound system space, an electric fire, ample space for dining furniture and patio doors accessing the rear garden. With further access to the rear garden, the stylish kitchen is fitted with modern units and worktops, an island, a sink with drainer and pressure tap; an integrated oven, induction hob, extractor hood, fridge/freezer and wine fridge.

Upstairs, three double bedrooms are similarly well finished with carpeted flooring and spotlights, with bedrooms one and two also featuring built-in wardrobe space. Completing the accommodation, set to the rear, the fully tiled bathroom is fitted with a modern three-piece suite and a mains mixer over-bath shower with a rainfall showerhead.



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Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



Ground Floor

First 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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