



Estate Agents and Solicitors

63 Chapelhill, Kirkcaldy, Fife, KY2 6PY

Light & Tastefully Presented, Two-Bedroom, Mid-Terrace Home with Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Light and tastefully presented, two-bedroom, mid-terrace home with gardens and residential parking. Located 'off-street' adjacent to a large shared green, in an established residential area of Kirkcaldy, Fife.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a shower room.

Highlights include a modern fitted kitchen, contemporary flooring and internal doors, and HIVE gas central heating. In addition, there is modern lighting, double glazing, and good storage including a loft.

Externally, the property benefits from a lawn to the front with the shared parklands beyond; whilst a patio garden to the rear has two store sheds and a gate to the residents' parking.

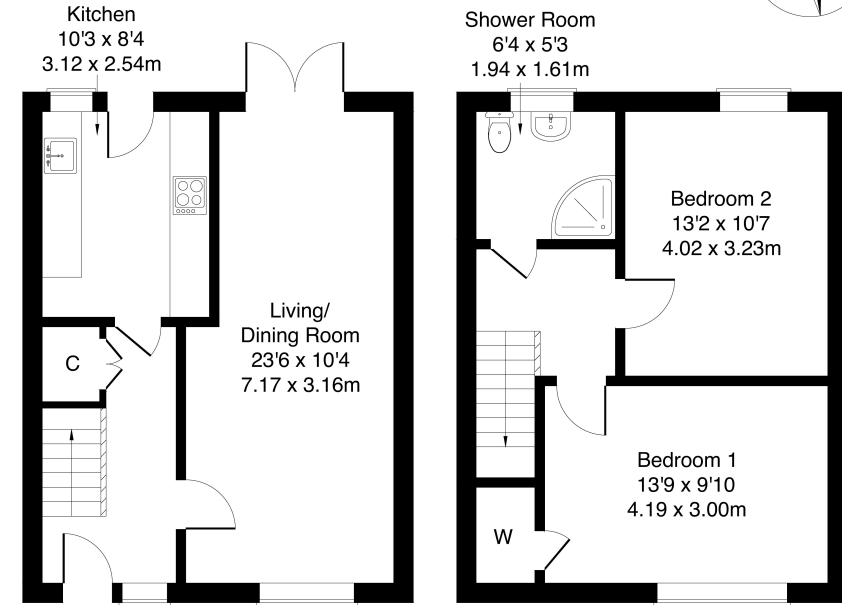
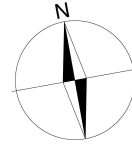
A welcoming entrance hall offers space for outerwear and affords access throughout the ground floor, including a convenient storage cupboard and the stairs leading to the upper hall. A tastefully finished living/dining room features a dual-aspect allowing plentiful natural light, wood effect flooring, spotlighting for the lounge, a pendant light fitting for the dining area, and patio doors leading to the garden. Set to the rear, also with a door accessing the garden, the kitchen is fitted with modern units and worktops, a tiled surround, a sink with a drainer, and an integrated oven and electric hob.

On the upper floor, enjoying a southerly aspect, bedroom one is set to the front, offering a generous room for furnishings, with light decor, wood effect flooring and a built-in wardrobe; whilst bedroom two is set to the rear, similarly well-finished. Completing the accommodation, the bathroom is fitted with a modern suite including a rainfall shower, tiled splash walls, and a ladder-style radiator.



63 Chapelhill, Kirkcaldy KY2 6PY

Approximate Gross Internal Area: (829 sq ft - 77 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

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



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.