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## 2 Clark Place, Kirkcaldy, Fife, KY2 5QF

Two Bedroom, Semi-Detached Home with Private Gardens & Driveway

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# Property Description

Light and beautifully presented, two-bedroom, semi-detached home, with private gardens and a driveway. Set in a quiet cul-de-sac, in an established residential area of Kirkcaldy, Fife.

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

Highlights include a modern fitted kitchen and bathroom, exposed brick feature walls, and stylish contemporary flooring. In addition, there is gas central heating, double glazing and good storage including a loft and an external store.

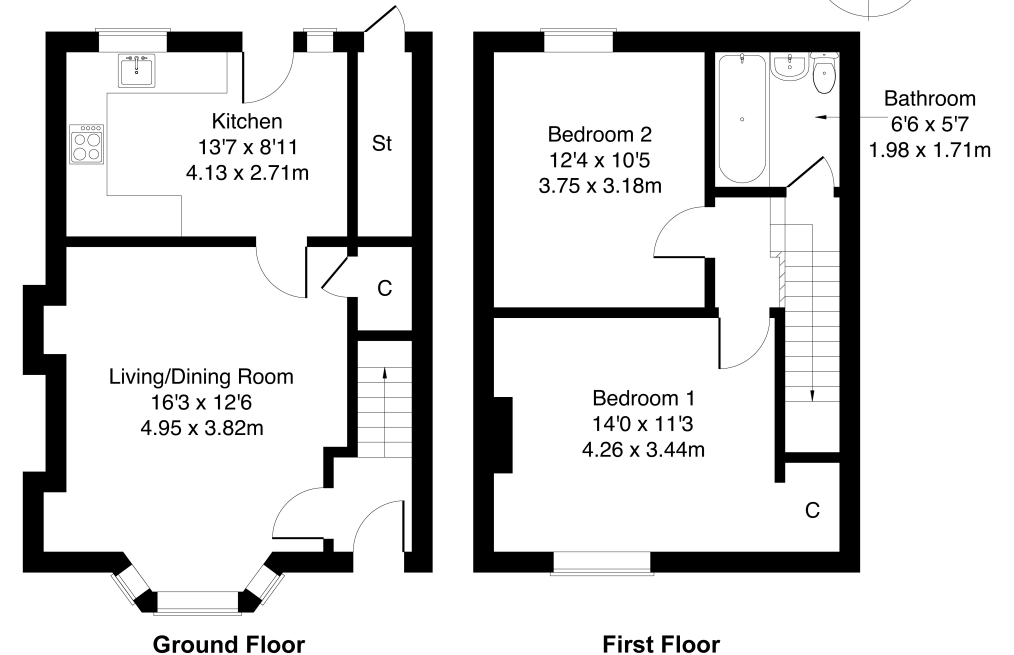
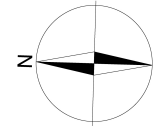
Externally, the property benefits from a lawn and the paved driveway to the front; while an enclosed rear includes lawns, a patio and a storage shed.

An entrance hall offers space for cloakware and gives access to the lounge and the stairway leading to the upper hall. A spacious living room has space for both lounge and dining furniture and features a bay window allowing plentiful natural light, a bespoke media wall, modern wood effect flooring, and access to the deep under-stair storage cupboard. A good-sized kitchen also has space for a potential dinner/breakfast table and has a door leading to the rear garden. Modern fitted units and worktops include a sink with a drainer, a tiled surround, and an integrated dishwasher, oven and gas hob.

On the first floor, bedroom one is set to the front, with a walk-in dresser/store, wood effect flooring, plain coving and exposed brick feature walls. Bedroom two overlooks the rear garden and features recessed spotlighting, wood effect flooring and plain coving. Completing the accommodation, the fully-tiled bathroom also has a rear-facing window, fitted with a contemporary suite, including a shower unit over the bath and a ladder-style radiator.

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Approximate Gross Internal Area: (818 sq ft - 76 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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