



61 Brodick Road, Kirkcaldy, Fife, KY2 6HA

Two Bedroom, Terraced Villa

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Property Description

Well presented, two-bedroom, mid-terrace villa with a driveway, garden and conservatory. Set on a quiet residential street, located in Kirkcaldy, Fife.

Comprises an; entrance hall, living room, conservatory, kitchen, utility room, two double bedrooms and a bathroom. Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage, including built-in wardrobes in each bedroom and an attic. Externally the property benefits from a private rear garden with a deck and timber shed, and a driveway to the front.

The entranceway has carpeted stairs to the first-floor landing and opens into the spacious, dual aspect living room offering bright neutral decor with wood-effect flooring, plain coving, and a feature fireplace. Patio doors lead into the spacious conservatory affording access to the private garden and featuring a TV point and space for freestanding furniture. With secondary access to the rear garden, the galley kitchen has fitted units with stone effect worktops, tiled backsplash, inset sink, and space and plumbing for appliances in both the kitchen and adjoining utility room.

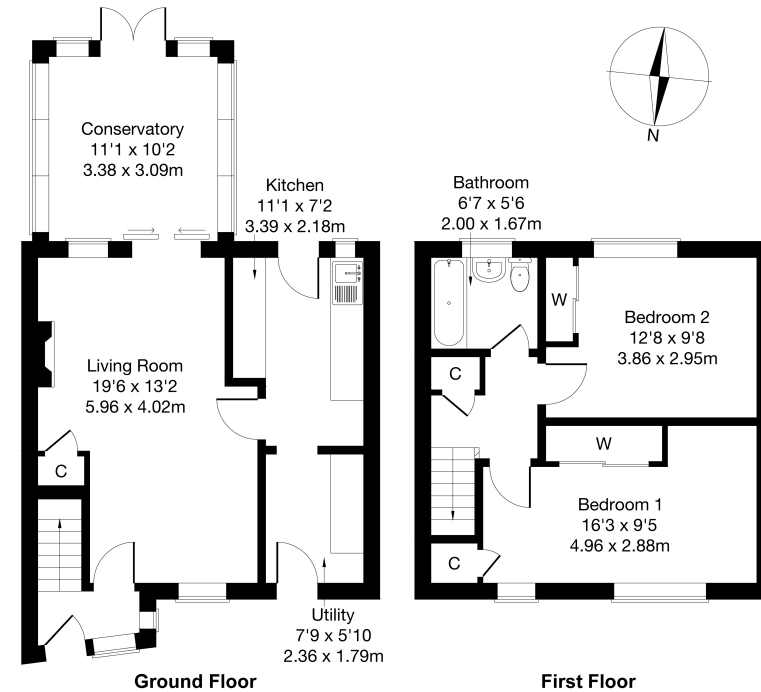
Upstairs, two bedrooms are set to both aspects with similar finishes and decor, including carpeted flooring and pendant light fittings. Convenient storage provision is afforded to both bedrooms with built-in wardrobes, whilst generously sized bedroom one has an additional cupboard. Completing the accommodation and set to the rear, the fully tiled bathroom is fitted with a traditional style three-piece suite with an electric shower over the bath.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (904 sq ft - 84 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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