



## 87d, Pratt Street

Kirkcaldy, Fife KY1 1RY

















## Summary

Situated in the popular residential area of Kirkcaldy, within strolling distance of shops, bus links and green space, this one-bedroom top-floor flat is appealing to a wide demographic of buyers, including first-time buyers, couples and rental investors. The spacious accommodation is complemented by neutral interior décor throughout the modern kitchen and living area, as well as a west-facing double bedroom. Completing the accommodation is a contemporary shower room. Externally there is ample on-street parking nearby, a private external stairwell, and communal garden grounds.

Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

### Features

- Fully refurbished top-floor flat in Kirkcaldy
- Part of a handsome tenement building
- Near the beach, bus/rail links and green space
- Shared entry and stairwell
- Neutral interiors, in move-in condition
- Central entrance hall
- Double-aspect living room and kitchen
- West-facing double bedroom with fitted cupboards
- Modern shower room
- Communal rear garden
- On-street parking
- Gas central heating and double glazing





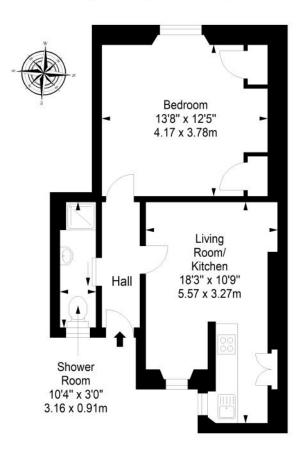




# Floorplan

#### Top Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 38.9 sq. metres (418.7 sq. feet)

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