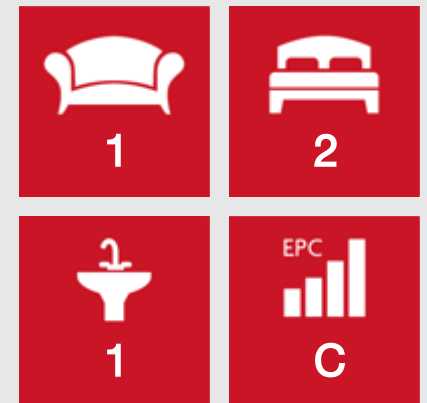




**Thorntons**   
The right way to move

120 Winifred Street, Kirkcaldy,  
Fife KY2 5ST







## Summary

This main-door upper flat is a spacious two-bedroom home, presented in move-in condition and benefiting from attractive interiors, a private garden, and excellent parking facilities. With its own private entrance, this property provides added privacy and independence compared to a shared-access flat, making it an especially desirable choice. Ideally located in the popular coastal town of Kirkcaldy, the home offers a central setting close to everyday amenities, schools, bus links, Victoria Hospital, and the train station for easy commuting.

## Features

- A bright & spacious main-door upper flat with stylish décor throughout
- Generous living room with excellent natural light
- Well-appointed kitchen with space for dining and fitted with a gas cooker (included in the sale)
- Two double bedrooms, both spacious and versatile
- Modern bathroom with a clean, contemporary finish
- Low-maintenance private rear garden, offering both lawn and seating areas
- Unrestricted off-street parking available to the front of the property
- GCH; DG; EPC - C

## Room Measurements

Living Room: 14'4" x 13'0" (4.36m x 3.95m)

Breakfasting Kitchen: 12'11" x 12'7" (3.93m x 3.83m)

Bedroom 1: 15'7" x 9'1" (4.75m x 2.78m)

Bedroom 2: 13'0" x 8'2" (3.95m x 2.48m)

Bathroom: 9'3" x 4'7" (2.82m x 1.40m)



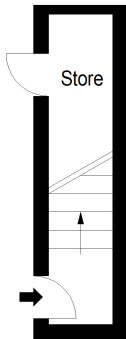
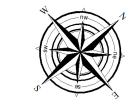




# Floorplan

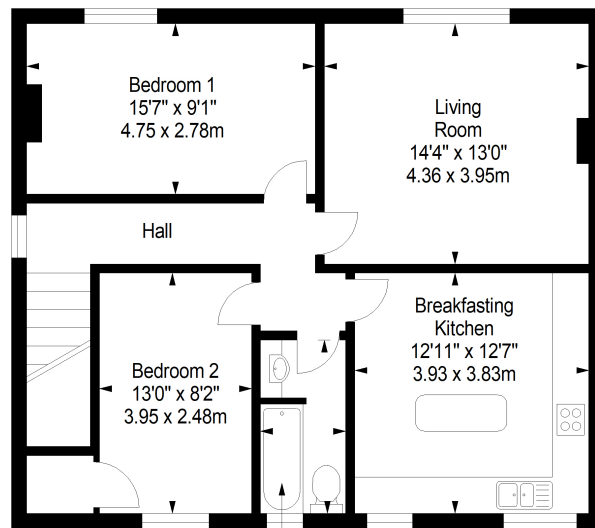
## Ground Floor

Approx. 5.4 sq. metres (58.1 sq. feet)



## First Floor

Approx. 74.5 sq. metres (801.9 sq. feet)



Total area: approx. 79.9 sq. metres (860.0 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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