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Flat 1, 121 High Street, Kirkcaldy, Fife, KY1 1LW
Beautifully Presented, Two Bedroom First Floor Flat, Part of a Modern Conversion of a Period Stone Terrace
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Property Description

Light and beautifully-presented, two-bedroom, first floor flat, forming part modern conversion of a period stone-built terrace. Located in the heart of Kirkcaldy's historic town centre, in Fife.

Comprises an; entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom. Highlights include a modern fitted kitchen, contemporary flooring and lighting, and an impressive skylight cupola for the public room.
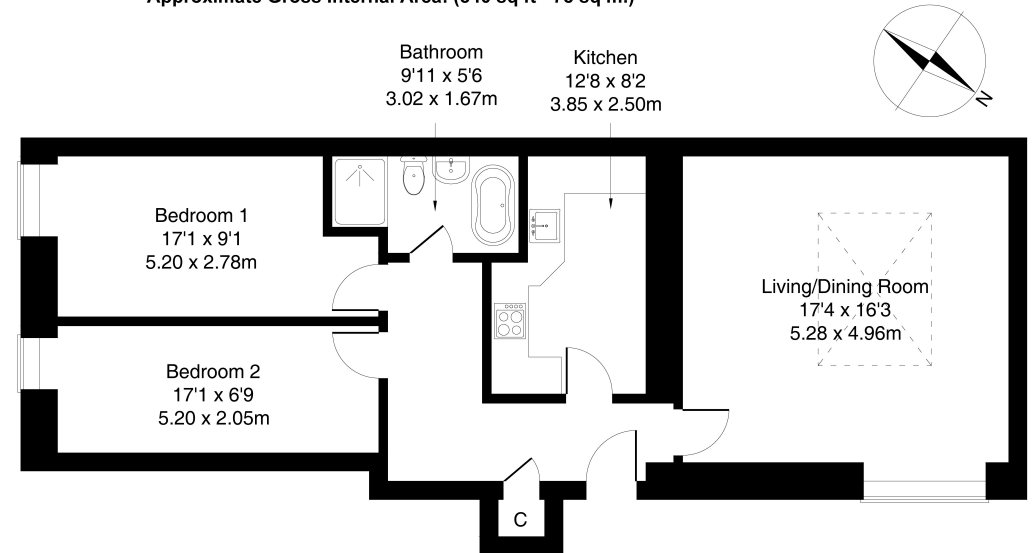
Tastefully finished there is also gas central heating, double glazing, a stylish bathroom with a separate shower cubicle and multiple TV points. A secured entry door is accessed from Hill Street to the rear, with a charming enclosed passageway opening to a further communal terrace and entrance hall.

A lengthy L-shaped hallway gives access throughout the property, including to a walk-in store cupboard and the secured entry phone system. Set to the rear is an impressive public room with spot lighting and an exceptionally large skylight cupola offering a unique living space. Set internally, a good-sized modern kitchen includes stone-effect worktops, a tiled surround, sink with drainer and an integrated oven and gas hob. The two stylish bedrooms quietly overlook the pedestrianised High Street, tastefully finished in contemporary decor and flooring. A generous fully tiled bathroom is set internally, and fitted with a modern suite, including a separate integrated shower.

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Approximate Gross Internal Area: (840 sq ft - 78 sq m.)

Bathroom
9'11 x 5'6
3.02 x 1.67m

Kitchen
12'8 x 8'2
3.85 x 2.50m

Bedroom 1
17'1 x 9'1
5.20 x 2.78m

Living/Dining Room
17'4 x 16'3
5.28 x 4.96m

Bedroom 2
17'1 x 6'9
5.20 x 2.05m

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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.

Please note: this image has been virtually enhanced.

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