





# Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Set within a popular and well-established residential area of Buckhaven, this attractive two bedroom flat offers a fantastic opportunity for a wide range of buyers, from those stepping onto the property ladder to investors seeking a strong rental prospect. The property enjoys a practical and well-balanced layout, with generous living accommodation throughout.

Accessed via a central hallway, the accommodation is thoughtfully arranged to provide a natural flow between rooms while also offering useful built-in storage. The living room is bright and inviting, providing an ideal space to relax or entertain, and opens seamlessly into a defined dining area, creating a sociable setting suited to modern living. The kitchen is conveniently positioned just off the main living space and offers ample scope for storage, making it both functional and adaptable to individual tastes. Both bedrooms are well-proportioned doubles, with the principal bedroom offering particularly generous space and flexibility for furnishings. The second bedroom is equally versatile, lending itself perfectly to use as a guest room, home office, or additional living space depending on requirements. A centrally located shower room completes the accommodation.

The property is complemented by on-street parking. Ideally located, it is within close proximity to a range of local amenities, including shops, schools, and everyday services, while the nearby coastline offers pleasant outdoor space for walking and leisure. Excellent transport links are also within easy reach, connecting to Leven, Kirkcaldy, Glenrothes and further afield.

This property has excellent potential in a convenient location, and early viewing is highly recommended to fully appreciate the space and lifestyle on offer.

EPC Rating - D  
Council Tax - A

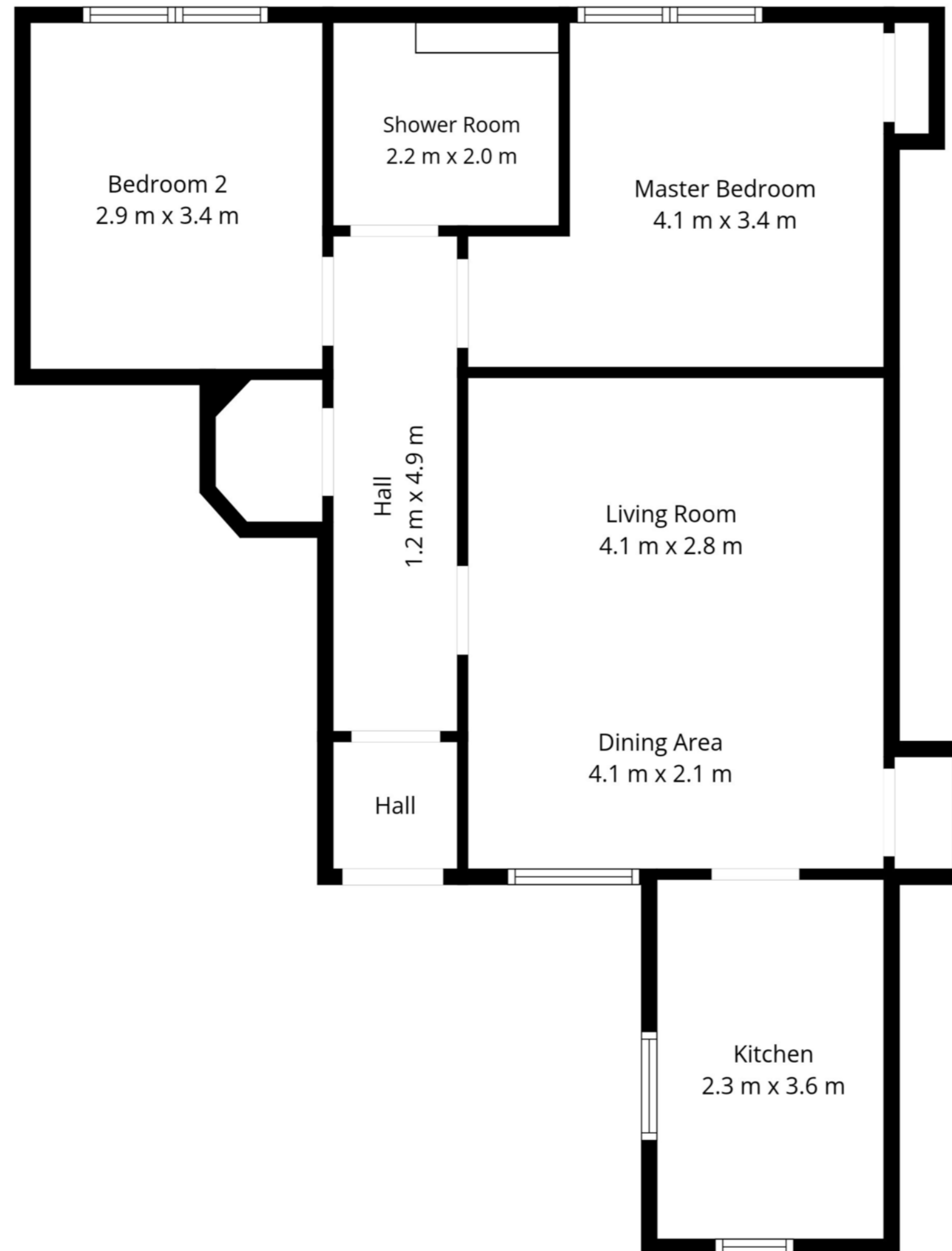




# Location

Buckhaven, set along the scenic Firth of Forth, offers a charming mix of coastal living, local heritage, and everyday convenience. Once a weaving village and fishing port, the town still reflects its rich maritime past, giving it a distinct character. Residents enjoy essential local amenities, with larger shopping and leisure options easily reached in nearby Kirkcaldy, Leven, and Glenrothes, making it a well-connected and practical place to live. Natural attractions, including access to the Fife Coastal Path and the Wemyss Caves, provide scenic outdoor opportunities right on the doorstep. The town offers a range of property types—from traditional stone-built homes to modern developments—appealing to first-time buyers, families, and investors, with good value and convenient transport links via local bus routes and the A955 enhancing its appeal.





**TOTAL: 68 m2**  
 Ground floor: 68 m2  
 EXCLUDED AREAS: WALLS: 6 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



## Enquiries

 01383 629720

 [info@maloco.co.uk](mailto:info@maloco.co.uk)

 [maloco.co.uk](http://maloco.co.uk)



Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

