



## 31 Alloway Drive, Kirkcaldy, Fife, KY2 6DX

Beautifully Presented, Two-Bedroom, Mid-Terrace Home with Gardens & Allocated Parking Space

Up to date price and viewing info at mov8realestate.com/property



# Property Description

Beautifully presented, south-facing, two-bedroom, mid-terrace villa, with gardens and an allocated parking space. Set 'off-street' in a quiet residential area of Kirkcaldy, Fife.

Comprises an entrance hall, living room, sun room, kitchen, two flexible bedrooms, and a family bathroom.

Tastefully finished throughout, including a modern fitted kitchen and bathroom, contemporary flooring, gas central heating and double glazing. In addition, there is good storage provision including a loft and built-in cupboards/wardrobes.

Externally, the property benefits from low-maintenance landscaping to the front, and an enclosed rear garden with a large storage shed, lawn and paved patio.

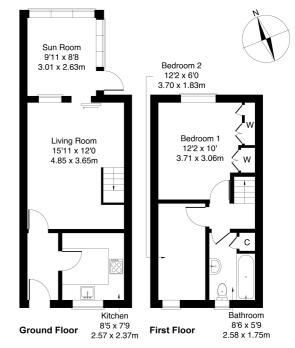
Well-placed for transport links and Fife Central Retail Park; the development also has a residential off-street car park adjacent.

A welcoming entrance hall features modern flooring and ample space for cloak-wear and gives access to the kitchen and living room. Set to the front, a stylish, bright south-facing kitchen includes wood-effect worktops with matching up-stands, a sink with drainer; and an integrated fridge/freezer, electric oven and ceramic hob. Moving into the lounge, features include carpeted flooring, plain coving, a central pendant light fitting, access to the stairway and patio doors leading to the sun room. With a door to the garden, this flexible extension offers a potential separate dining room and includes modern wood-effect flooring and wall-mount lighting.

On the first floor, a tastefully finished double bedroom overlooks the rear garden and has built-in wardrobes, carpeted flooring and a pendant light fitting. A second double bedroom is south-facing to the front and includes modern wood-effect flooring and access to the loft hatch. Completing the accommodation, a stylish bathroom is also set to the front, fitted with a three-piece suite, including a mains shower over the bath, tiled flooring and splash walls, spotlighting, a ladder-style radiator and a built-in storage cupboard.



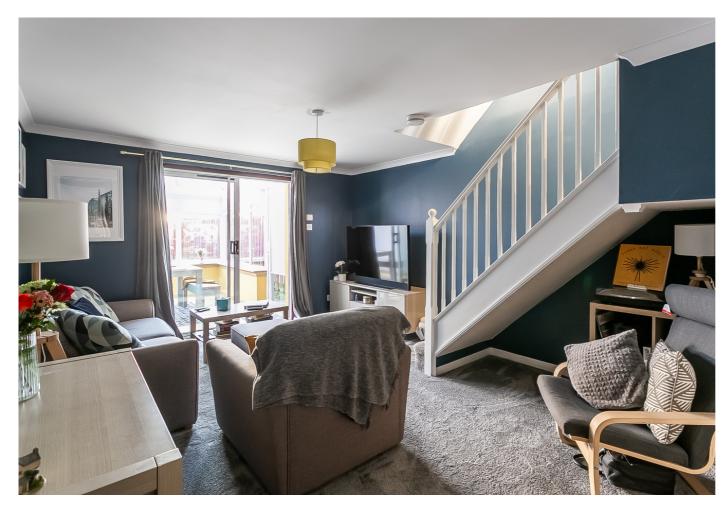
Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



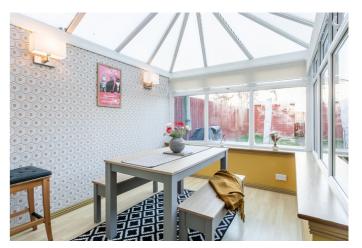
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# 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.



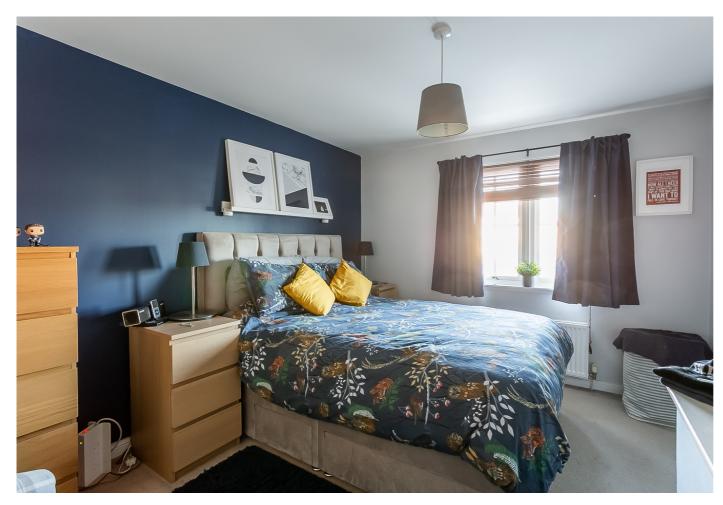
















### **Our Services**

Free pre-sale property valuations
Great value fixed estate agency fees
Extensive buyer matching database
Purchase and sale conveyancing

#### **Contact Us**

0345 646 0208 sales@mov8realestate.com www.mov8.com

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ Glasgow Office 77 Renfrew Street, Glasgow, G2 3BZ





These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.