



31 Alloway Drive, Kirkcaldy, Fife, KY2 6DX

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

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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.

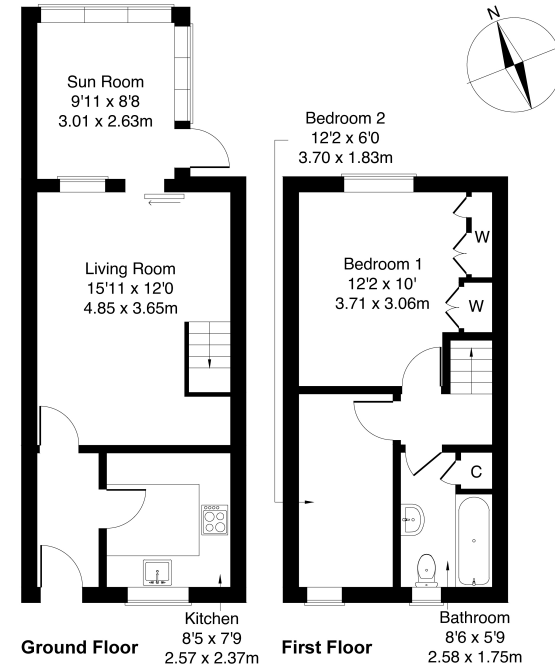
A welcoming entrance hall features modern flooring and ample space for cloak-wear and gives access to the kitchen and living room. Set to the front, a stylish, bright south-facing kitchen includes wood-effect worktops with matching up-stands, a sink with drainer; and an integrated fridge/freezer, electric 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.



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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.





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