



# 21 Rosslyn Court, Kirkcaldy

Fife, KY1 2BT



Thorntons Property | 5a Shore Street Anstruther KY10 3EA | 01333 310481 | anstrutherea@thorntons-law.co.uk www.thorntons-property.co.uk









### Summary

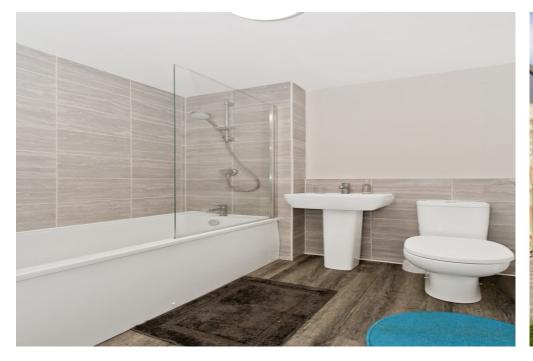
This three-bedroom mid-terrace house is a modern home that forms part of a small development in Kirkcaldy. The property is presented in true move-in condition, enjoying neutral interiors throughout and quality fixtures and fittings. It further benefits from a modern kitchen, bathroom, and WC, as well as a fully converted attic. Plus, there is a generous rear garden that is perfect for families, being fully enclosed and predominantly laid to lawn. The home will certainly be popular with families and commuting professionals alike.

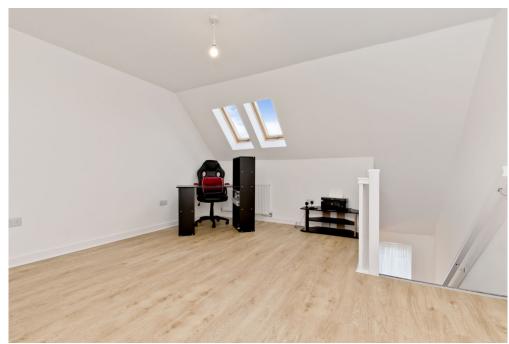
Extras: all fitted floor and window coverings, light fittings, an integrated oven, gas hob, and fridge/freezer are the only additional items to be included in the sale.

## Features

- Bright and spacious mid-terrace house
- Situated in the coastal town of Kirkcaldy
- Near amenities, travel links, and beaches
- Blank canvas of décor throughout
- Welcoming entrance hall
- Good-size living room with storage
- Modern dining kitchen with garden access
- Two double bedrooms (one with wardrobes)
- One versatile single bedroom
- Bathroom (with overhead shower) and a WC
- Private gardens to the front and rear
- On-street parking in the vicinity
- Gas central heating and double glazing









## Floorplan

# Thorntons The right way to move



#### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA 01333 310481 anstrutherea@thorntons-law.co.uk

#### **ARBROATH**

165 High Street, Arbroath, DD1 1DR 01241 876633 arbroathea@thorntons-law.co.uk

#### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA 0131 663 7135 bonnyriggea@thorntons-law.co.uk

#### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD 0131 297 5980 edinburghea@thorntons-law.co.uk

#### CUPAR

49 Bonnygate, Cupar, KY15 4BY 01334 656564 cuparea@thorntons-law.co.uk

#### DUNDEE

Whitehall House, 33 Yeaman Shore Dundee DD1 4BJ 01382 200099 dundeeea@thorntons-law.co.uk

#### FORFAR

53 East High Street, Forfar, DD8 2EL 01307 466886 forfarea@thorntons-law.co.uk

#### MONTROSE

55 High Street, Montrose, DD10 8LR 01674 673444 montroseea@thorntons-law.co.uk

#### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA 01738 443456 perthea@thorntons-law.co.uk

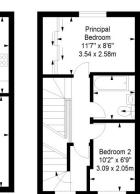
#### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR 01334 474200 standrewsea@thorntons-law.co.uk

WC 5'9" x 3'8" 1.76 x 1.11m Hall

Ground Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)

Attic Approx. 19.0 sq. metres (204.5 sq. feet)

Bedroom 3

15'5" x 13'3" 4.71 x 4.05m

Bathroom

6'6" x 6'3"

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Total area: approx. 84.5 sq. metres (909.6 sq. feet)

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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