





# Key Features

 1 Bedroom

 1 Public

 1 Bathroom

Located within a popular residential area of Kirkcaldy, this spacious one bedroom ground floor flat offers a fantastic opportunity for first-time buyers, downsizers, or buy to let investors seeking a low maintenance home in a convenient setting. 25 Kidd Street forms part of a traditional street front block in a well established part of the town, with excellent access to local amenities. Kidd Street is conveniently placed for Ravenscraig Park, local shops, public transport links, and is within easy reach of Kirkcaldy High Street, the Promenade, and the train station, making commuting straightforward.

The property is arranged over a comfortable layout, beginning with an entrance hall leading through to a bright and generously proportioned living room. This welcoming central space provides ample room for both lounge and dining furniture, creating a sociable area for everyday living. To the rear, the kitchen has good storage, room for white goods and benefits from direct access to the rear garden and communal outdoor area. The double bedroom is quietly situated off the hallway and offers plenty of space for freestanding furniture. A contemporary shower room fitted with a shower enclosure, wash hand basin and WC.

This attractive flat represents a great opportunity to secure a well located home offering comfort, practicality and excellent value in a sought after area of Kirkcaldy.

On street parking available.

EPC - D

Council Tax - A

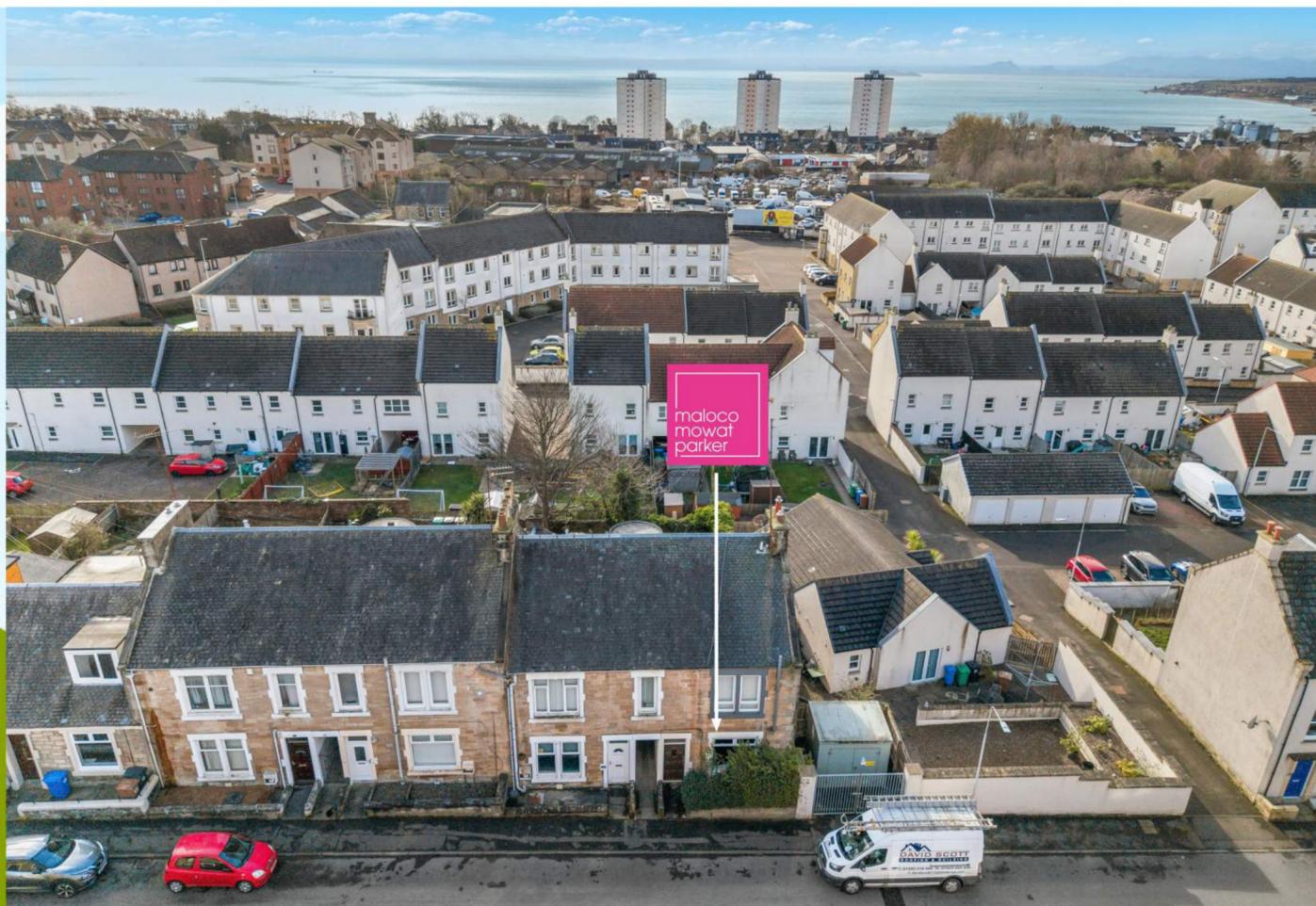


# Location

Kirkcaldy is a vibrant coastal town on Scotland's east coast, known for its rich history, scenic waterfront and strong sense of community. Nicknamed The Lang Toun, it offers a blend of cultural attractions, green spaces such as Beveridge Park, and a lively events calendar including the long-established Links Market.

The town provides excellent lifestyle amenities, from museums and galleries to leisure facilities including an ice rink—home of the Fife Flyers—alongside access to beautiful walking routes along the Fife Coastal Path.

Kirkcaldy is also well-connected, with regular rail and bus links to Edinburgh, Dundee and Perth, making commuting straightforward. Ongoing regeneration plans are enhancing the town centre and waterfront, with significant investment aimed at improving public spaces, community facilities and visitor appeal.





**TOTAL: 47 m<sup>2</sup>**  
Ground floor: 47 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 5 m<sup>2</sup>

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



## Enquiries

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

