



36b Lady Helen Street, Kirkcaldy, Fife, KY1 1PP

Light, Tastefully Presented & Spacious, Three-Bedroom, Main Door Upper Villa with Garden

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Property Description

Light, tastefully-presented and spacious, three-bedroom, main door upper-villa, with a private garden. Forming part of a period stone-built terrace, conveniently located in a desirable residential area of Kirkcaldy, Fife.

Comprises an entrance hallway, living room, kitchen, three double bedrooms, and a family bathroom.

Highlights include a quality fitted kitchen and bathroom, contemporary flooring and lighting, and excellent storage including a floored loft. In addition, there is double glazing, gas central heating, period cornice work, and a front-facing bay window.

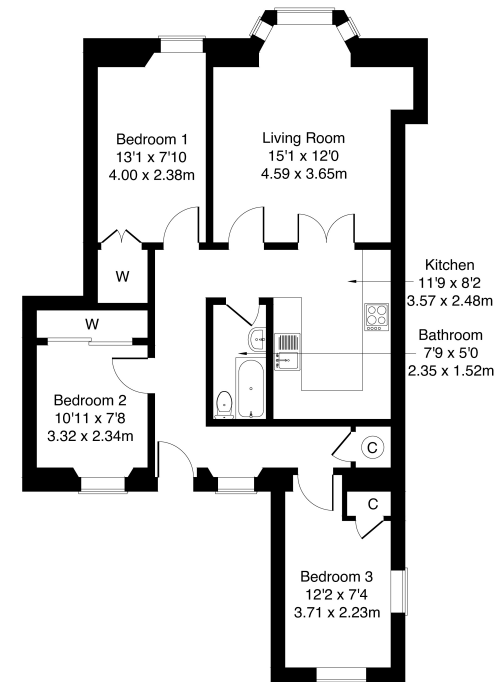
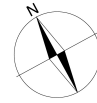
Externally, the property benefits from a shared drying green and an enclosed private garden with a patio and established shrubbery.

A welcoming entrance hall affords access throughout the property, with wood effect flooring continuing into a spacious, tastefully finished, front-facing living room, featuring light decor, cornice plasterwork, a central light fitting with a ceiling rose, and a bay window allowing plentiful natural light. A stylish kitchen can be accessed from both the hall and twin doors from the lounge, with fitted modern units including real-wood worktops, a splashback surround, unit downlighting, a ceramic sink; and an integrated oven, gas hob, and fridge/freezer; and a freestanding washing machine.

Set to the front, bedroom one features carpeted flooring and a built-in wardrobe, whilst, two further bedrooms are set to the rear, similarly sized and finished, with carpeted flooring and built-in wardrobe storage. Completing the accommodation, a fully tiled bathroom is fitted with a modern suite including a rainfall shower over a jacuzzi-style bathtub, and a ladder-style radiator.



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Approximate Gross Internal Area: (743 sq ft - 69 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. The property is located in a desirable area, with Beveridge Park at its doorstep and the beach, just a short walk away, with further open green spaces further afield. The town 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 can be found in the Fife Central Retail Park including 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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