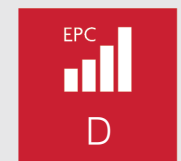
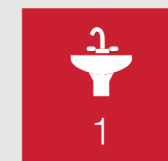
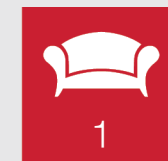




**Thorntons**   
The right way to move

First Floor Flat,  
2 Malcolm's Wynd,

Kirkcaldy, Fife, KY12ST





## Summary

This unique first-floor flat in Kirkcaldy is a stylish two-bedroom residence, which offers an attractive blend of period character and exquisite modern interiors. It forms part of a late nineteenth-century (B-listed) tenement building and has an abundance of charm. The property further boasts large, light-filled rooms and a delightful, low-maintenance rear garden that is private. In addition, it benefits from a multi-aspect living room, equipped with a wealth of windows that frame an impressive view over the harbour. This room also shares a sociable open-plan layout with a modern dining kitchen too.

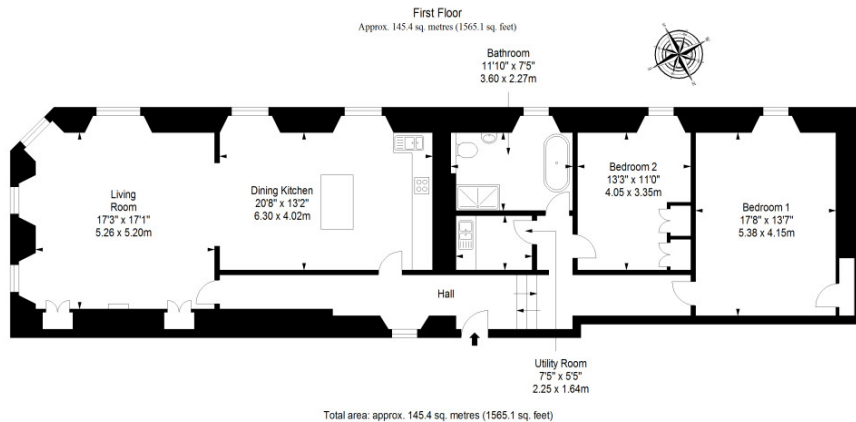
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included.

## Features

- Rarely available first-floor flat
- Part of a beautiful B-listed building
- In the Kirkcaldy conservation area
- Set by the harbour with inspiring views
- Well-retained period features
- Light neutral interiors throughout
- Naturally-lit entrance hall
- Large living room with a log burner
- Generous dining kitchen and utility room
- Two airy double bedrooms (with storage)
- Contemporary four-piece bathroom
- Charming private rear garden
- Unrestricted off-street parking bay
- Gas central heating system
- Heritage-style double-glazed sash windows (apart from an original hall window)



# Floorplan



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

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

### DUNDEE

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

### ARBROATH

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

### FORFAR

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

### BONNYRIGG

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

### MONTROSE

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

### EDINBURGH

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

### PERTH

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

### CUPAR

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

### ST ANDREWS

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

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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS