



6b Alison Street, Kirkcaldy, Fife, KY1 1UE

Spacious, Two-Bedroom, Main Door, Double Upper Villa

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Property Description

Tastefully presented and spacious, two-bedroom, main door, double upper-villa, with private gardens. Forming part of a traditional, stone-built terrace, located in an established residential area of Kirkcaldy, Fife.

Comprises a vestibule, hallway, living/dining room, kitchen, utility room, two double bedrooms and a bathroom.

Highlights include a fitted kitchen, bright bathroom, generous room sizes, tall ceilings and skyline sea views from the upper floor. In addition, there is double glazing, gas central heating and superb storage provision, including bedroom wardrobes and an eaves space.

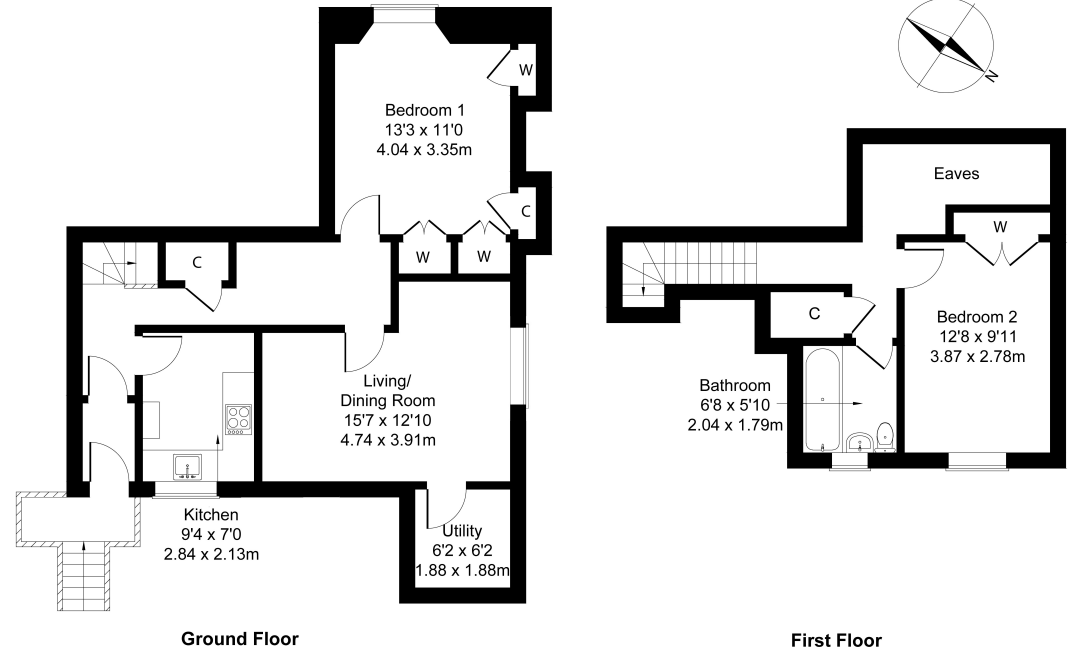
Externally there is a shared drying green and a private garden plot, with unrestricted street parking to the front.

A bright entrance vestibule leads into a hallway finished with light, neutral decor and contemporary, grey carpeting. On the right, a kitchen is fitted with modern units, stone-effect worktops and splashback tiling, and includes an integrated oven, a gas hob and a stainless-steel canopy, whilst space is available for a fridge/freezer. Adjacent to the kitchen, a reception room is spacious and tastefully presented and offers a flexible layout for both lounge and dining furniture. An adjoining utility room provides space and plumbing for appliances. Completing this floor, a double bedroom enjoys generous proportions and benefits from both built-in wardrobe and cupboard storage.

On the upper floor, a landing, with access to both built-in and eaves storage, leads to the home's second, spacious double bedroom and a family bathroom. The second bedroom also benefits from integrated wardrobe storage and enjoys open, rooftop views towards the sea.

Completing the accommodation, the bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator, vanity storage and tiled splash walls.

moys⁸ REAL ESTATE 6b Alison Street, Kirkcaldy, KY1 1UE
Estate Agents and Solicitors Approximate Gross Internal Area: (861 sq ft - 80 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 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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