



Thorntons
The right way to move

1 Birnam Road, Kirkcaldy, Fife
KY2 6RH





Summary

A rarely available semi-detached three-bedroom home situated in a sought-after residential area of Kirkcaldy. The accommodation consists of:- entrance hallway, lounge, kitchen, 3 double bedrooms and bathroom. The property benefits from electric heating and double glazing. Externally there is on-street parking, mature front garden and private enclosed rear garden. Kirkcaldy is a thriving coastal town in Fife, well-connected via road and rail to Edinburgh, Dundee, and beyond. This location is ideal for those seeking a balance of suburban tranquility and convenient access to urban amenities, with beautiful coastal walks and outdoor recreation opportunities nearby.

Features

- Entrance Hall with fuse box and stairwell
- Lounge featuring dual-aspect windows & electric fireplace
- Kitchen rear door access, and two cupboards
- Bathroom three-piece coloured suite/electric shower
- Three Bedrooms – all double-sized
- Electric storage heating and older double glazing
- Private rear garden/Front garden with stair access
- Well-connected location, close to amenities, schools & transport links
- Ideal family location

Room Measurements

Living/ Dining Room 18'1" x 10'6" (5.51m x 3.20m)
 Kitchen 12'8" x 9'9" (3.86m x 2.97m)
 Bathroom 7'9" x 4'9" (2.36m x 1.45m)
 Bedroom 14'1" x 9'10" (4.29m x 3.00m)
 Bedroom 2 15'0" x 8'0" (4.57m x 2.44m)
 Bedroom 3 9'9" x 9'3" (2.97m x 2.82m)
 Shed 7'10" x 5'11" (2.39m x 1.80m)



Floorplan



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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