



## 101 Victoria Road, Kirkcaldy, Fife, , KY1 1DS

Two-Bedroom, Main-Door, Ground-Floor Flat, with Private Gardens

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# Property Description

Immaculately presented, flexible, two-bedroom, main-door, ground-floor flat, with private gardens. Forming part of a period, stone-built terrace, conveniently located in the coastal town of Kirkcaldy, Fife.

Comprises a vestibule, hallway, living/dining room and kitchen, double bedroom, single bedroom, utility/rear hall and a bathroom. Highlights include a modern fitted kitchen and stylish bathroom, tall ceilings, contemporary flooring and light tasteful decor.

In addition, there is double glazing, gas central heating, a front-facing bay window and period cornice work.

Externally, there are low-maintenance gardens to both aspects, with privacy hedging to the front, and a patio, shrubbery, and two external stores to the rear.

A bright vestibule has ample space for outerwear, and opens to the main hallway, featuring modern, wood-effect flooring. Rear-facing, a spacious open-plan living and dining room includes modern flooring, continued from the hall, two pendant light fittings and a press cupboard. Fitted kitchen units include wood-effect worktops, with matching upstands, a sink with a drainer, an integrated electric oven and ceramic hob. Set off the lounge, is a rear hall with a utility area and worktop, together with access to the garden and a bathroom.

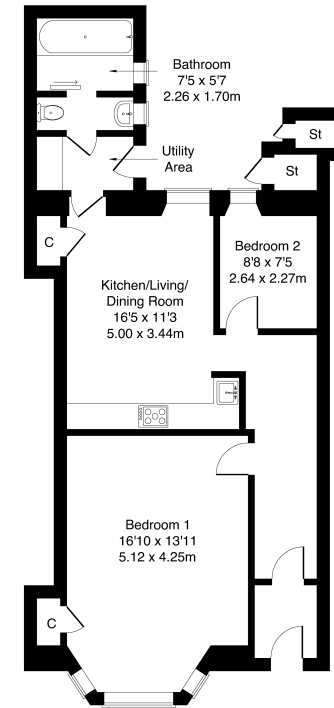
Front-facing, a generous double bedroom features modern flooring, intricate cornice work, a pendant light fitting, a press cupboard and ample space for freestanding furniture and storage. Set to the rear, a flexible second bedroom is finished with carpeted flooring and features smooth cornice work.

Completing the accommodation, a stylish bathroom is fitted with a modern suite, including a shower-over-bath bath, tiles splash walls and flooring.



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Approximate Gross Internal Area: (829 sq ft - 77 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 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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