

Flat 1, 344 High Street

KIRKCALDY, KY1 1LD



*EXCELLENT FOUR BEDROOM HMO, WELL
POSITIONED WITH EXCELLENT RENTAL INCOME*



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An excellent opportunity has arisen to acquire this lovely four-bedroom first-floor flat which has been well maintained throughout by the current owners, making for an ideal opportunity for a buy-to-let investor. The property has three long-term occupants. Viewing this property is highly recommended.

Internally this accommodation is in excellent decorative order, comprising: an entrance hallway that provides access to all rooms. The largest of the four bedrooms is bright and spacious with a feature fireplace with a lovely surround, as well as period cornicing and lovely sea views. There is a dining kitchen which is needing a little modernisation with free standing gas hob, oven, fridge/freezer and dishwasher. There is also a free-standing washing machine which is included in the sale.

All bedrooms are great-sized doubles, offering various options for furniture configurations. Completing the accommodation is a modern shower room, partly tiled with shower over.

This property also benefits from double-glazed windows throughout, gas central heating.

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Bedroom 1



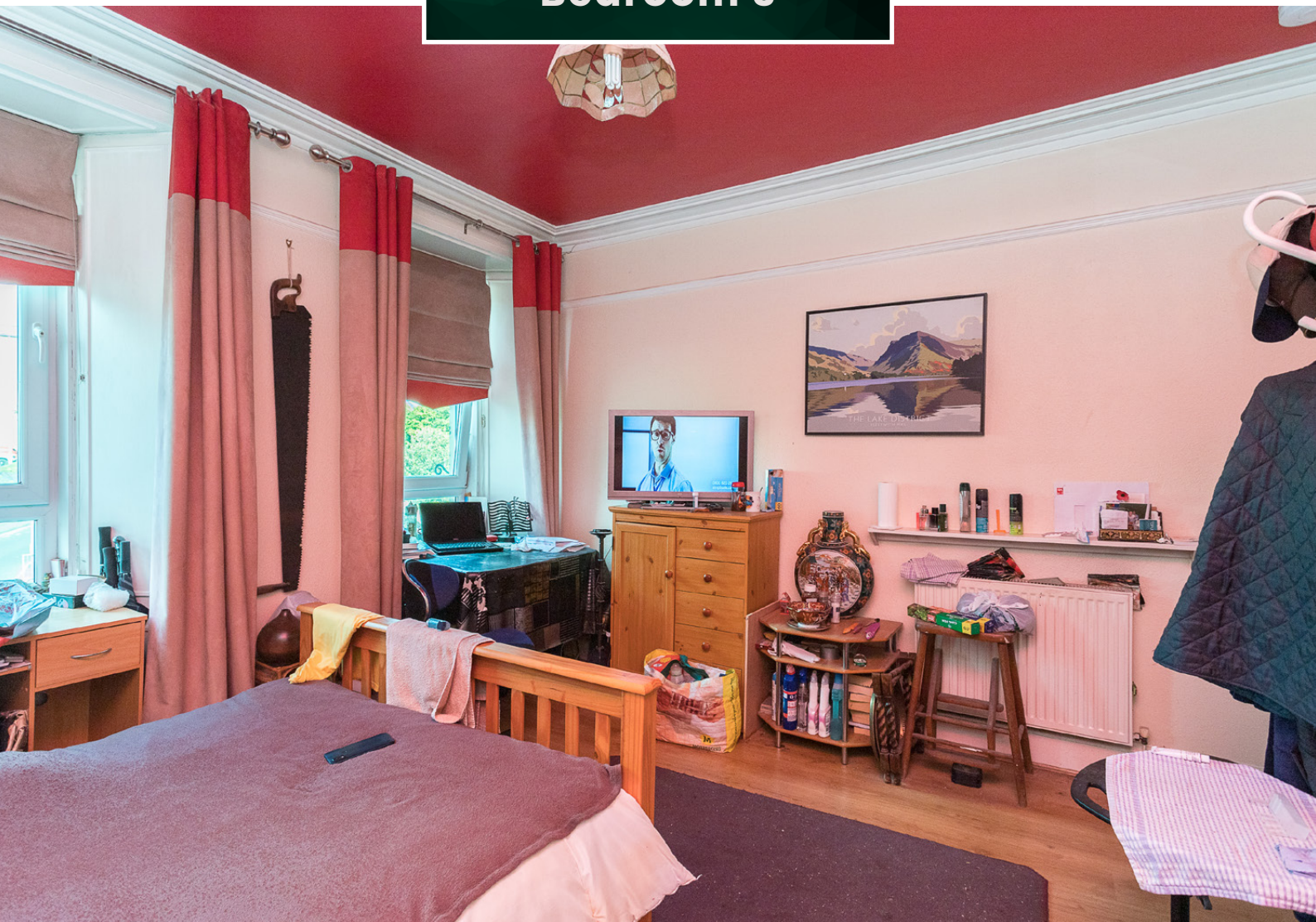


Bedroom 2





Bedroom 3





Bedroom 4

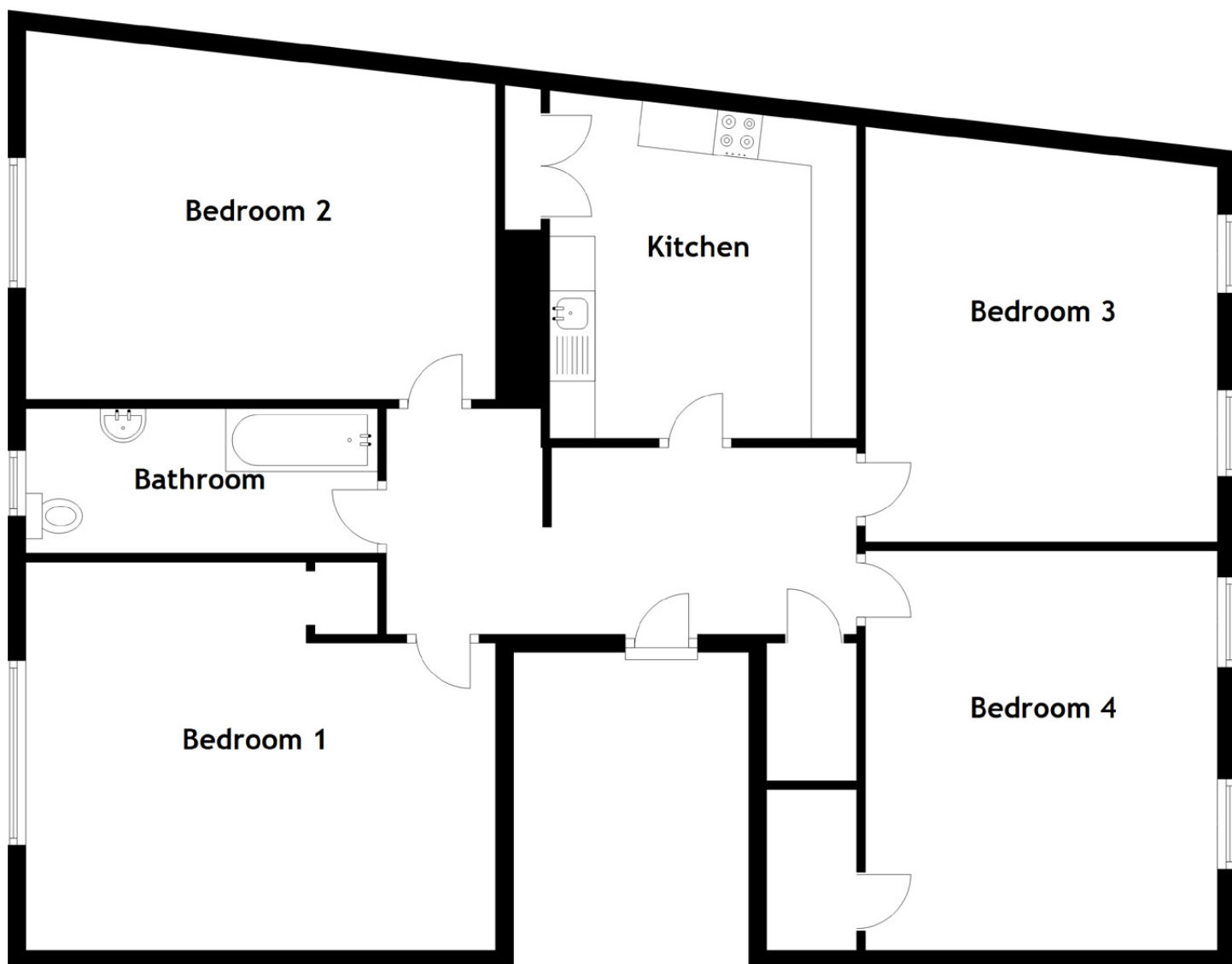






The Kitchen





Approximate Dimensions

(Taken from the widest point)

Bedroom 1	5.20m (17'1") x 4.30m (14'1")
Bedroom 2	5.20m (17'1") x 4.10m (13'5")
Bedroom 3	4.63m (15'2") x 3.90m (12'9")
Bedroom 4	4.50m (14'9") x 3.90m (12'9")
Kitchen	3.47m (11'4") x 3.40m (11'2")
Bathroom	3.90m (12'9") x 1.60m (5'3")

Gross internal floor area (m²): 111m²

EPC Rating: C

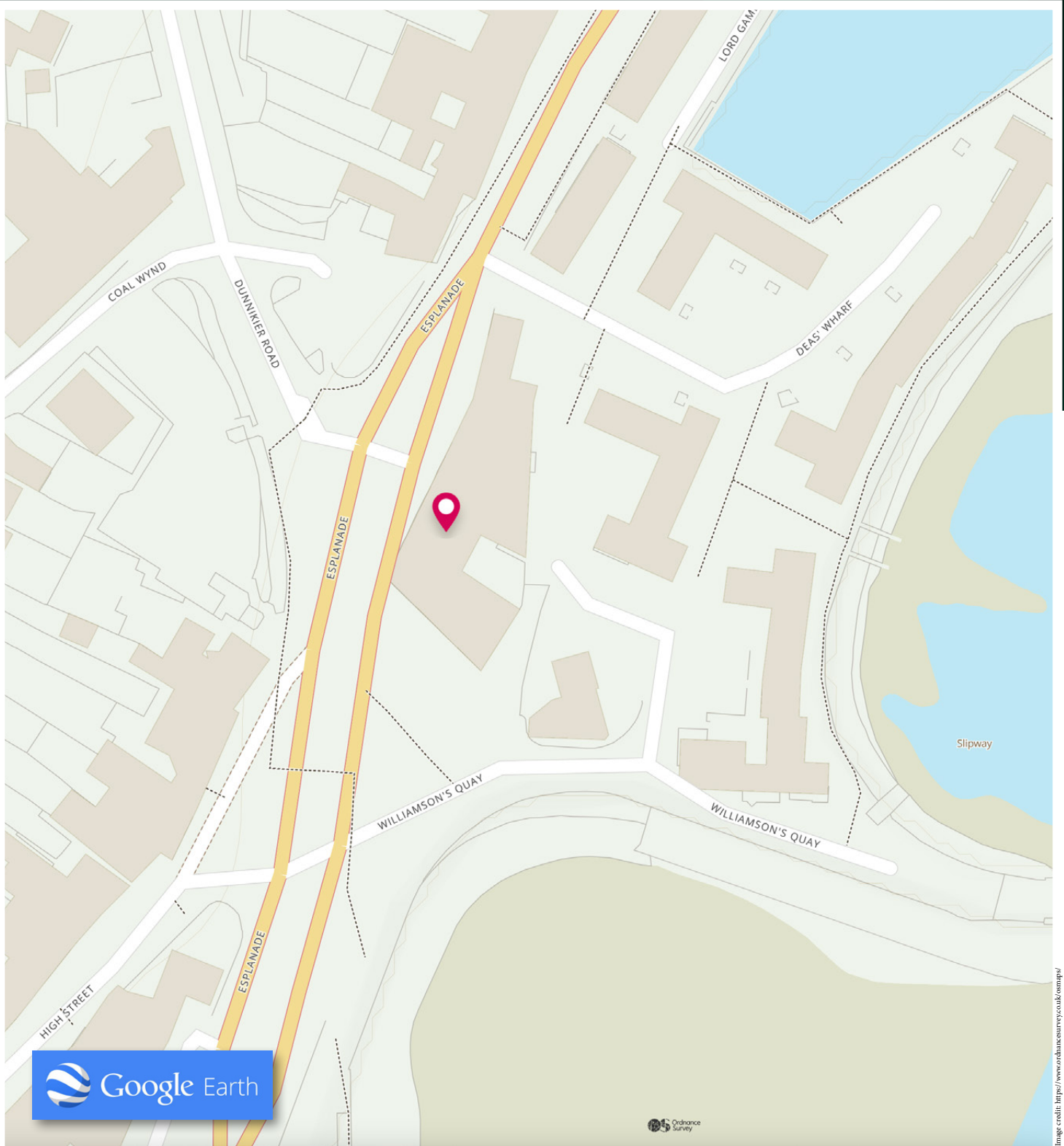
Extras (Included in the sale): All furniture and white goods are included in the sale.



Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses. There are also four secondary schools and twelve primary schools.

Kirkcaldy train station is easily accessed by this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. For those who enjoy the outdoors.

The Location



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Exchange
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THE SUNDAY TIMES
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Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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