

48B Harcourt Road

KIRKCALDY, FIFE, KY2 5HF



*LOVELY THREE BEDROOM UPPER
VILLA IN IMMACULATE CONDITION*



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48b Harcourt Road is a delightful upper villa with neutral décor throughout, this spacious first-floor double upper apartment is situated within a short walking distance of Kirkcaldy town centre and train station. A fantastic opportunity for a couple, small family or an investment purchaser.

The accommodation briefly comprises of a spacious and bright lounge and dining area with large window filling the room with natural light. The hallway features a very useful storage cupboard and the room itself leads into a modern fitted kitchen with ample storage from its many wall and base units, contemporary worktops and electric oven. The master bedroom is located on the ground level with fitted wardrobes. The upper level has two double bedrooms, the main bedroom benefits from views across Fife and the second is also double in size. The bathroom has panelled walls and benefits from a three-piece white suite with WC, wash hand basin and bath with shower over.

In addition, the property has gas central heating, double-glazing and a 12 panel solar array. Ample parking is provided to the front with a garden area to the rear as well as a shared drying green.

The Property







Dining Room





Bedroom 1





Bedroom 2

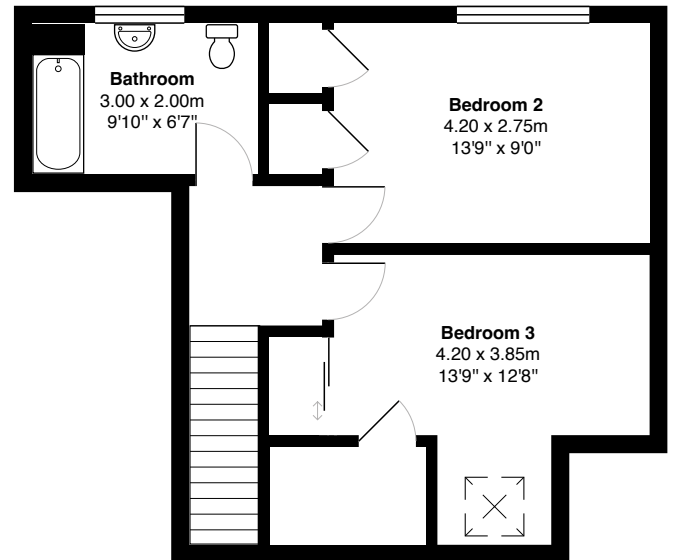
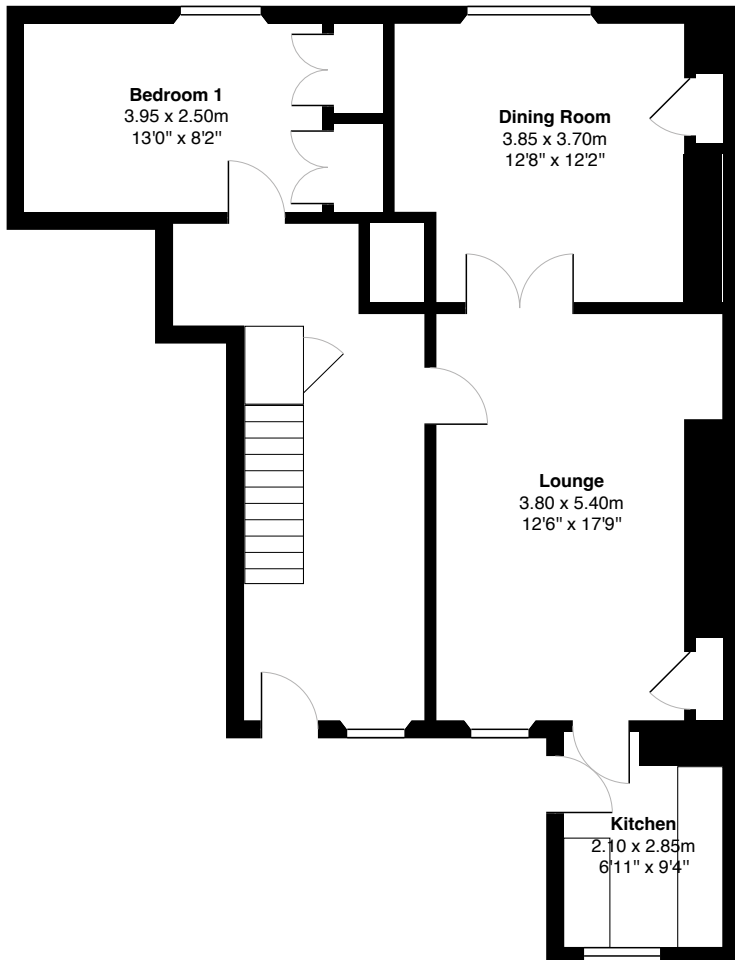




Bedroom 3







Gross internal floor area (m²): 105m²

EPC Rating: C



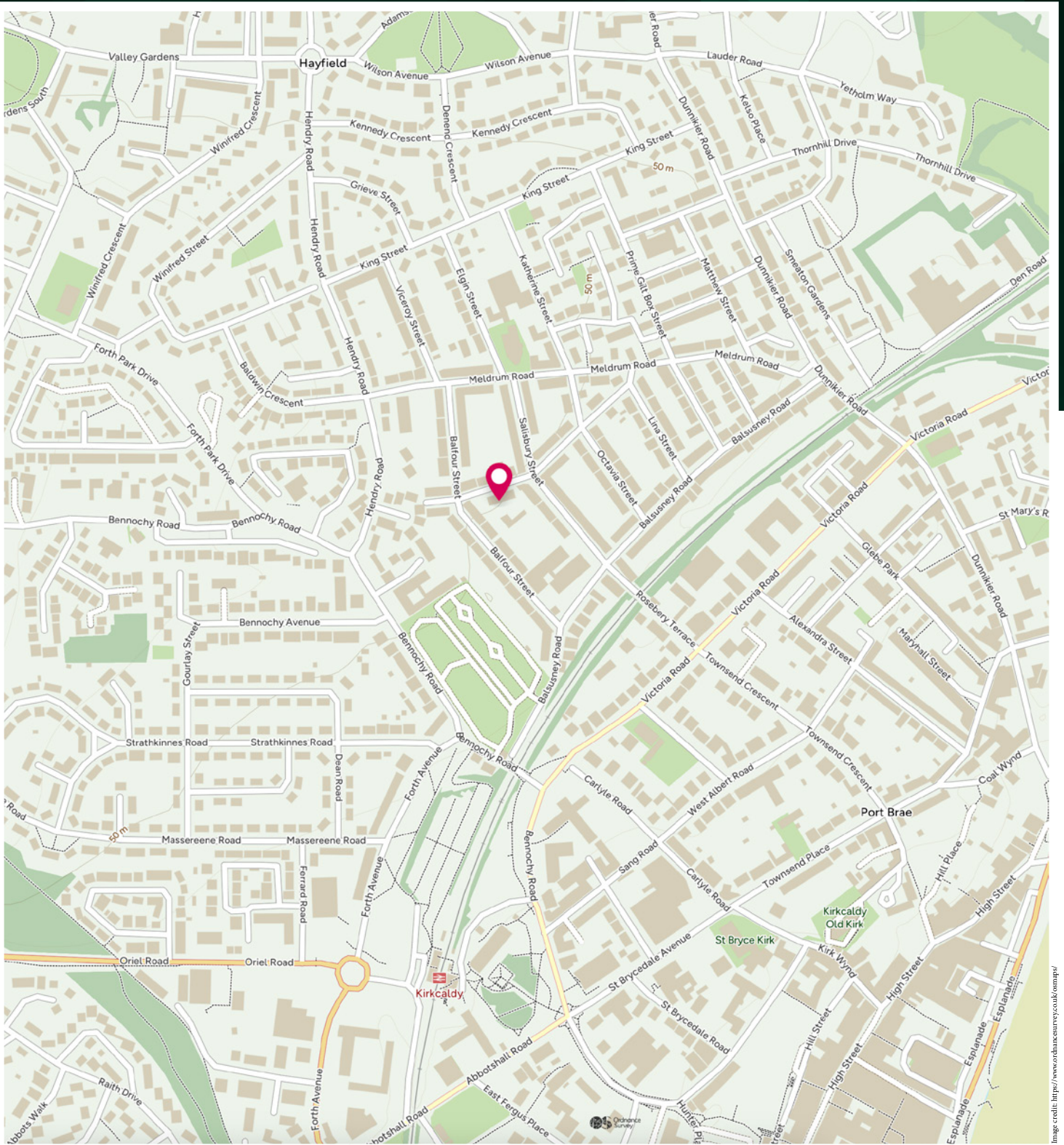




Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre on the High Street, along with independent shops, and the large retail Park. In addition, Kirkcaldy has 4 secondary schools and 12 primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with a rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

For those who enjoy the outdoors; Dunnikier Park has a cricket club, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There is a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.



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