



## 15 LEGION COURT, BENNOCHY ROAD KIRKCALDY, KY2 5JE

£135,000  
FREEHOLD

Nestled in the sought-after location of Legion Court, Kirkcaldy, this beautiful main door lower apartment is a true gem waiting to be discovered. Boasting two double bedrooms complete with fitted wardrobes, this property offers the perfect blend of comfort and style. As you step inside, you are greeted by a spacious entrance hall with 2 store cupboards. A bright lounge that flows into the dining kitchen via glazed french doors, creating a welcoming space for entertaining or simply relaxing after a long day. The modern shower-room adds a touch of luxury to this charming apartment. Convenience is key with off-street parking available adjacent to the flat with additional visitors parking, ensuring you never have to worry about finding a space for your vehicle. The property also features double glazing, gas central heating, and shared gardens, providing a tranquil outdoor space to enjoy. Superbly located for town centre, bus stop & train station in walking distance. With an Energy Performance Certificate rating of C, you can rest assured that this home is not only beautiful but also energy efficient. Factor in the prime location and this property truly offers the best of both worlds - a peaceful retreat with easy access to all amenities.



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**estate agents**  
your local property experts

# 15 LEGION COURT,

- BEAUTIFUL MAIN DOOR LOWER APARTMENT • TWO DOUBLE BEDROOMS • OFF STREET PARKING & VISITORS PARKING BAYS • SPACIOUS LOUNGE • DINING KITCHEN & APPLIANCES • MODERN SHOWER-ROOM/WC • SHARED DRYING GREEN TO REAR • DG- GCH - EPC C - HOME REPORT £140,000 • IDEAL STARTER/ RETIREMENT HOME • VIEW NOW!



## FULL DESCRIPTION

Nestled in the sought-after location of Legion Court, Kirkcaldy, this beautiful main door lower apartment is a true gem waiting to be discovered. Boasting two double bedrooms complete with fitted wardrobes, this property offers the perfect blend of comfort and style. As you step inside, you are greeted by a spacious entrance hall with 2 store cupboards. A bright lounge that flows into the dining kitchen via glazed french doors, creating a welcoming space for entertaining or simply relaxing after a long day. The modern shower-room adds a touch of luxury to this charming apartment. Convenience is key with off-street parking available adjacent to the flat with additional visitors parking, ensuring you never have to worry about finding a space for your vehicle. The property also features double glazing, gas central heating, and shared gardens, providing a tranquil outdoor space to enjoy. Superbly located for town centre, bus stop & train station in walking distance. With an Energy Performance Certificate rating of C, you can rest assured that this home is not only beautiful but also energy efficient. Factor in the prime location and this property truly offers the best of both worlds - a peaceful retreat with easy access to all amenities.

## LOCATION

Kirkcaldy is situated adjacent to the A92 road network providing commuting links to Dundee - Perth

- Aberdeen - Edinburgh - Glasgow & Beyond with Rail Links provided at Kirkcaldy Mainline Station. Kirkcaldy has many historical links with the Linoleum industry & Adam Smith the well known Economist during the Enlightenment Period. A wealth of Primary & Secondary Schooling facilities are offered. An abundance of local & retail shopping outlets for all tastes & Kirkcaldy Leisure Centre providing recreational facilities for all. Beach & many walks along the waterfront are offered. Golfing catered for at Dunnikier Golf Club & Kirkcaldy Golf Club.

## ENTRANCE HALLWAY

Welcoming entrance with natural wood facings & doors. Cloaks cupboard & deep walk in store with light housed. Carpet.

## LOUNGE

Bright & airy public room with 2 DG sash/ case windows to front. Access to hallway & glazed french doors open to Dining Kitchen creating a fantastic entertaining space. Blinds. Carpet.

## DINING KITCHEN

Well proportioned with a range of wall & base cabinets, wipe clean worktop surface, inset 1.5 sink & mixer tap. Integrated gas hob, oven. Washing machine & Fridge Freezer included in sale. Boiler housed. DG sash/case window to rear. Blind. Access to hallway.

### **BEDROOM 1**

Spacious double bedroom with triple fitted wardrobes. 2 DG sash/ case windows to rear. Blind. Carpet.

### **BEDROOM 2**

Bright second double bedroom with fitted double wardrobe. DG sash/ case window to rear. Blind. Carpet.

### **MODERN SHOWER-ROOM/WC**

Modernised to include double corner shower with clear screen. Wash hand vanity unit. Low level wc. Wet wall splashback. Frost DG window. Extractor fan.

### **OFF STREET PARKING**

Designated off street parking space adjacent to property with additional visitors spaces provided.

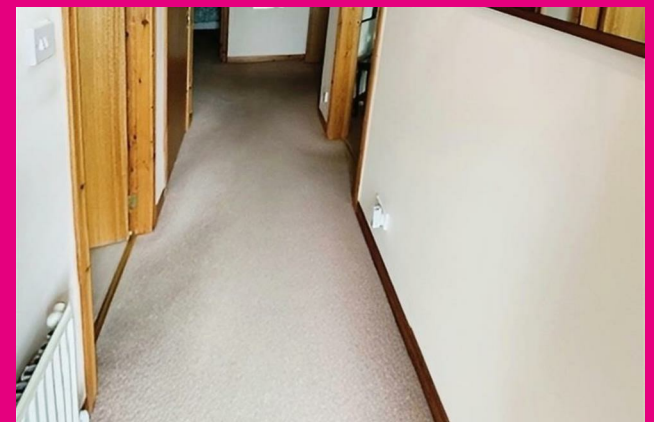
### **EXTERNAL**

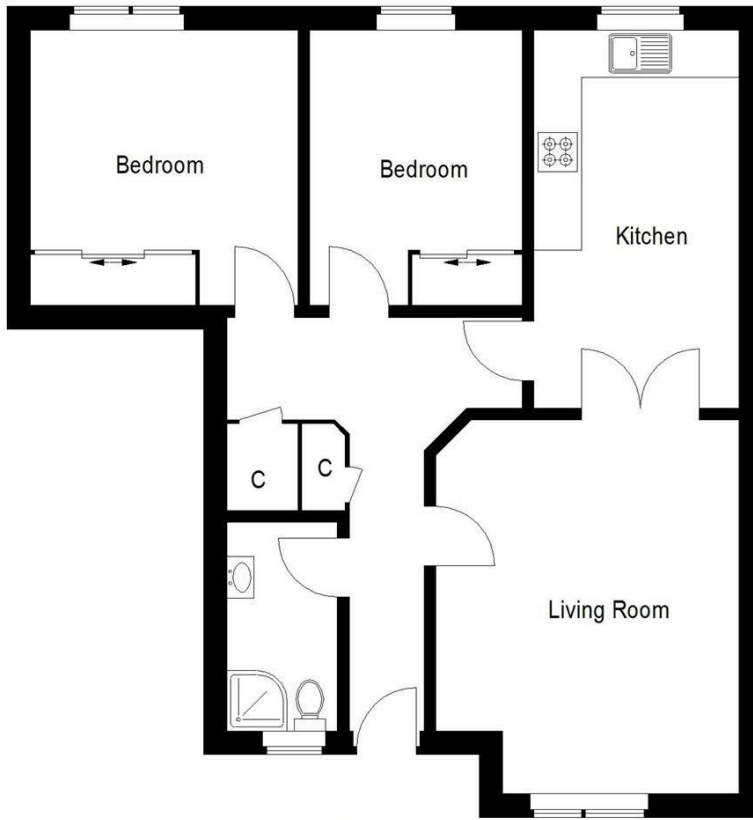
Front garden mainly paved to provide an ideal sun terrace. To rear shared lawned drying green.

### **FACTORING & RESIDENTS ASSOCIATION**

Factoring agreement for grounds maintenance £15 per month covers grass cutting etc. Any repairs that are more expensive are on an ad hoc basis.

## **15 LEGION COURT,**





**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1109245)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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