



61 BALFOUR STREET KIRKCALDY, KY2 5HA

£87,500
FREEHOLD

Nestled in the charming Balfour Street of Kirkcaldy, this beautiful main door traditional 1st-floor flat is a gem waiting to be discovered. Boasting two double bedrooms, a bright lounge, a modern fitted kitchen, and a sleek shower-room, this property offers a comfortable and stylish living space. The flat's layout includes a welcoming reception hall that leads to the well-lit lounge, perfect for relaxing or entertaining guests. The modern kitchen is a chef's delight, equipped with all the essentials for culinary adventures. The two double bedrooms provide ample space for rest and relaxation, ensuring a peaceful night's sleep. One of the highlights of this property is the rear garden, a rare find for a flat, offering a private outdoor space to enjoy some fresh air or host a summer BBQ. Additionally, being close to the train station, commuting is a breeze for those working or studying in nearby areas. Further benefitting from DG -GCH - EPC C. HOME REPORT £90,000 View Now!



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61 BALFOUR STREET

- STUNNING TRADITIONAL UPPER FLAT • TWO DOUBLE BEDROOMS • DG- GCH - EPC C - REAR GARDEN • BRIGHT LOUNGE- MODERN FITTED KITCHEN • MODERN SHOWER-ROOM/WC • IDEAL STARER HOME • HOME REPORT £90,000 • IDEAL FOR TRAIN STATION & TOWN CENTRE/ AMENITIES



FULL DESCRIPTION

Nestled in the charming Balfour Street of Kirkcaldy, this beautiful main door traditional 1st-floor flat is a gem waiting to be discovered. Boasting two double bedrooms, a bright lounge, a modern fitted kitchen, and a sleek shower-room, this property offers a comfortable and stylish living space. The flat's layout includes a welcoming reception hall that leads to the well-lit lounge, perfect for relaxing or entertaining guests. The modern kitchen is a chef's delight, equipped with all the essentials for culinary adventures. The two double bedrooms provide ample space for rest and relaxation, ensuring a peaceful night's sleep. One of the highlights of this property is the rear garden, a rare find for a flat, offering a private outdoor space to enjoy some fresh air or host a summer BBQ. Additionally, being close to the train station, commuting is a breeze for those working or studying in nearby areas. Further benefitting from DG -GCH - EPC C HOME REPORT £90,000 View Now!

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.

VESTIBULE

Security door. High corniced ceiling. Tiled floor.

MODERN SHOWER-ROOM/WC

Well finished to feature a modern walk in double rainfall shower, bi fold screen. Wash hand vanity unit. Low level wc. Tiled floor & wall. Downlighting. Frost DG window. Slim graphite radiator. Extractor fan.

ENTRANCE HALL

Welcoming 'L' shaped entrance with high ceiling. Stripped wood flooring. Deep store cupboard. Hatch to loft.

LOUNGE

Bright & spacious with furniture available by separate negotiation if required. DG window to rear with elevated countryside aspects. High corniced ceiling. Shelved alcove. Stripped wood floor.

MODERN FITTED KITCHEN

Features a range of modern wall & base cabinets, wipe clean worktop surface, inset sink. Integrated gas hob, oven, fridge freezer, washer/ dryer. DG window to rear with elevated countryside aspects. Tiled floor.

BEDROOM 1

Generous main double bedroom with high corniced ceiling. Fuse box housed. Stripped wood flooring. Furniture available by separate negotiation if required.

BEDROOM 2

Bright second double bedroom. High corniced ceiling. Stripped wood floor. DG window to front.

EXTERNAL

Store with white door under stairwell, additional shared bin store eternally. Shared drying area & further left rear garden solely owned. Mainly laid to lawn, seating areas, timber shed. Bordered by hedgerow.

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First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1117056)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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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