



boyd property

291-1 High Street
KIRKCALDY | KY1 1JH

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Description

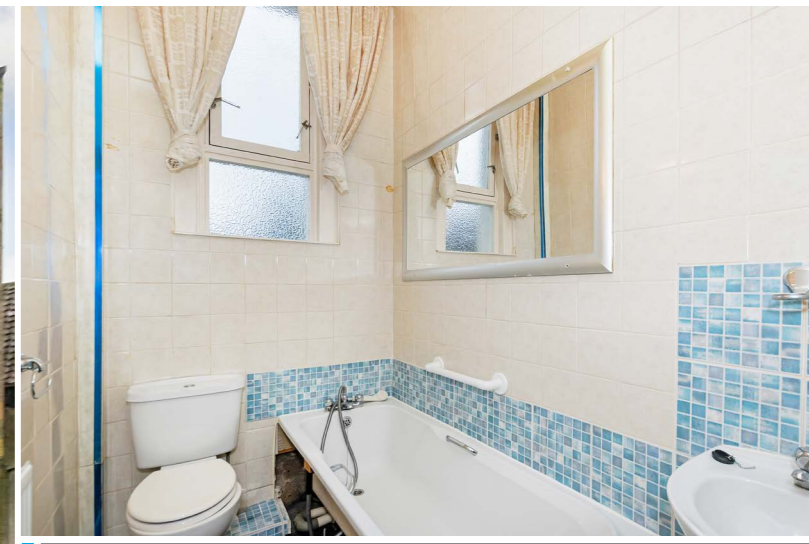
Boyd Property are delighted to present to the market this light and well-proportioned 1-bedroom first floor flat, forming part of a traditional stone building. The property does not require upgrading and offers excellent potential to become a lovely home. The property is entered via a well-kept secure communal stairway and the accommodation briefly comprises a large hallway, a bright lounge with bay window overlooking the high street, a fitted kitchen with boxroom off, a double bedroom and family size bathroom. The property further benefits from gas central heating, double glazing and has access to a communal garden located to the rear of the building. Viewing is highly recommended to fully appreciate the size and the potential this property has to offer.

Location

Situated on the main High Street of Kirkcaldy town centre. Close to all local amenities, hospital, school catchment areas, leisure centre, gyms and excellent public transport links are all within easy walking distance. Located close to the picturesque Harbour, Esplanade and beaches which are all on Fife Coastal Path. 10 mins walk to Beveridge Park, Kirkcaldy Bus and Train Stations, which provide excellent commuter links direct to Edinburgh, Glasgow, Dundee and London.

Extras

All fitted floor coverings and integrated kitchen appliances, no warranties or guarantees will be given.



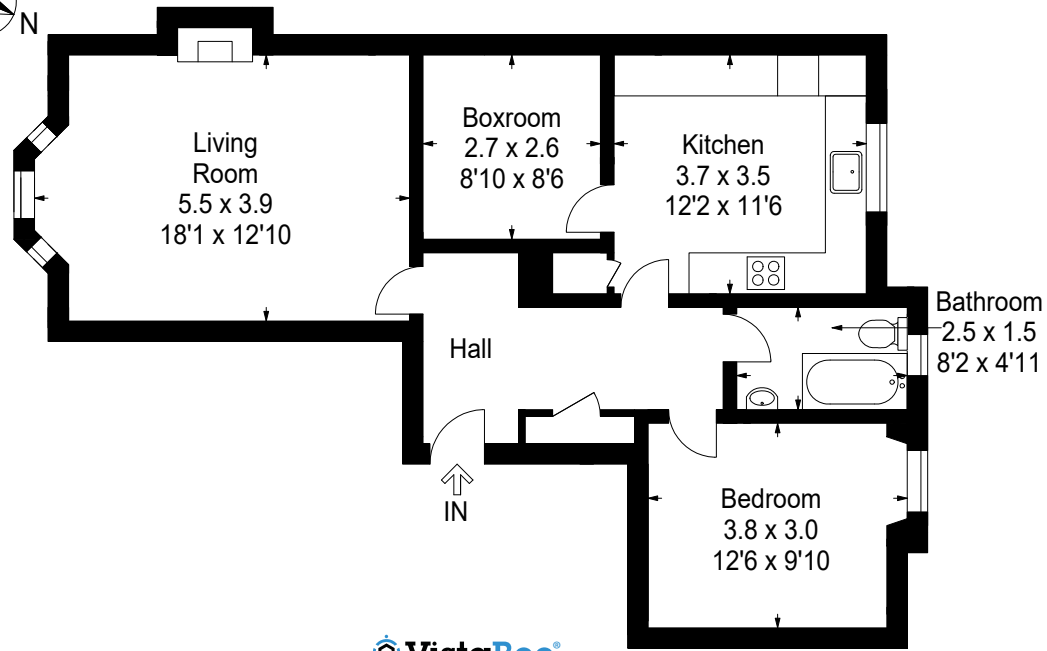
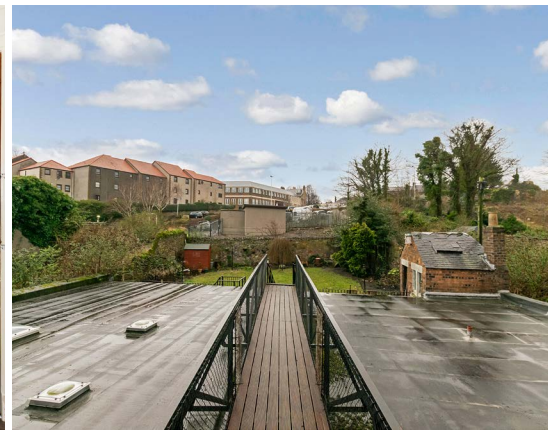
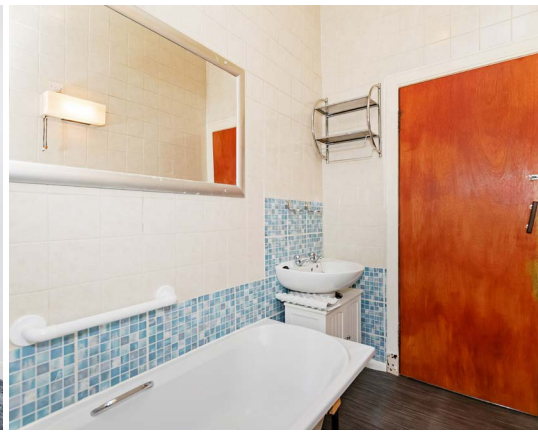
Features

- Secure entry system
- Entrance hallway
- Lounge
- Kitchen
- 1 Bedroom
- 1 Boxroom
- 1 Bathroom
- Double glazing
- Gas central heating
- Communal garden

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For price and viewing information please scan the QR code. All our property home reports can be accessed instantly via www.espc.com. This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



Approximate Internal Floor Area 754 Sq Ft / 70 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.