



**boyd** property

13 Minto Place  
KIRKCALDY | KY2 5YR

# 13 Minto Place

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## Description

Boyd Property are delighted to present to the market this well-presented, light, and spacious semi-detached home, located within a sought-after location in Kirkcaldy. The property is offered to the market in excellent order and briefly comprises a welcoming entrance porch, a light a spacious lounge and a modern fitted kitchen. A carpeted staircase from the lounge area leads to the upper landing to which gives access to two good sized bedrooms, both with fitted wardrobes and a there is a contemporary bathroom. The property further benefits from gas central heating, double glazing, well-tended private gardens to the front and rear. This property will make a superb home and viewing is highly recommended to fully appreciate what this lovely property has to offer.

## Location

Kirkcaldy is situated on the coast of the Firth of Forth and offers a wide range of shopping, recreational facilities and amenities including a theatre, museum, and library. There is nursery, primary, secondary, and further education facilities. There are town centre rail and bus stations. The railway station is situated on the main east coast Aberdeen to London line and offers an Edinburgh connection. The bus station has a direct bus to Glasgow. The town is also well placed for access to the motorway network.

## Extras

All fitted floor coverings.



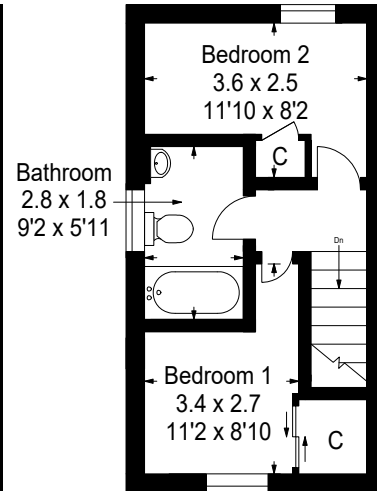
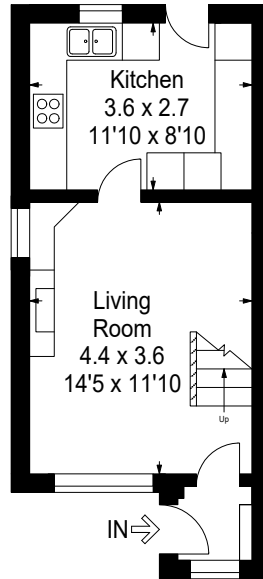
## Features

- Entrance porch
- Lounge
- Kitchen
- Upper landing
- 2 Bedrooms
- 1 Bathroom
- Double glazing
- Gas central heating
- Private gardens to front & rear
- Unrestricted residents parking

“ A well-presented, light and spacious semi-detached home, located within a sought-after location in Kirkcaldy. ”



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First Floor

Ground Floor



Approximate Internal Floor Area 581 Sq Ft / 54 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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Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

1 Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466

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