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9 Kilgour Avenue

, Kirkcaldy, KY1 2JB

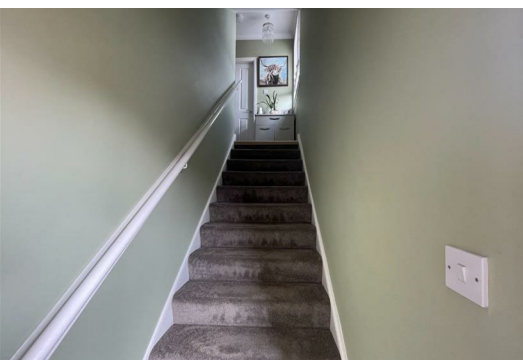
Offers Over £95,000



Beautifully presented upper maisonette flat, ideally situated in a desirable location within Kirkcaldy. Boasting an extended layout, this property offers spacious and flexible living accommodation, perfect for families or those seeking extra room and privacy. Accommodation of approximately 95sq m comprises upper hallway, lounge, fitted kitchen, two bedrooms and bathroom with a further master bedroom and en suite built into the attic space. Gas central heating and double glazed. Driveway and private rear gardens complete this lovely property.

Kirkcaldy, a vibrant Fife town, offers a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels, and excellent leisure facilities. The town benefits from its own train station, providing direct links to Edinburgh, Dundee, and beyond, making it an ideal commuter base. Good road links are also readily available.

Viewing by appointment only!



Entrance

Entry to the property via attractive door into the lower entry hall with stairs leading to upper level

Upper Landing

Provides access to lounge, kitchen, bathroom and stairs to upper (attic level)

Lounge 15'1" x 12'10" (4.6m x 3.92m)

A bright and generously proportioned lounge, offering a comfortable and inviting space for everyday living and entertaining. Shelved area and cupboard housing the meters, attractive electric wall mounted fire included in the sale. Door into bedroom

Bedroom 12'11" x 8'10" (3.95 x 2.7)

Good sized bedroom facing the rear of the property. Space for freestanding furniture

Kitchen 11'11" x 11'4" (I shaped) (3.64 x 3.46 (I shaped))

A modern and well appointed L-shaped kitchen to the side of the property, fitted with a range of modern wall and base units. Integrated gas hob, oven and extractor and space for other appliances

Bedroom 12'2" x 9'1" (3.71 x 2.79)

Spacious double bedroom facing the rear of the property with walk in cupboards, one housing the boiler and the other offering good hanging and storage space

Bathroom

Beautiful modern family bathroom with crisp white suite comprising wash hand basin with vanity unit below, wc, and bath with shower. Tiling to floor and walls.

Top Landing

Provides access to master bedroom which in turn leads to en suite

Master Bedroom 17'7" x 10'10" (5.38 x 3.32)

A true highlight of this property is the stunning upper extension, creating a private and luxurious master suite. This spacious bedroom benefits from three Velux windows offering an abundance of natural light. With combed ceilings, several low level doors into the attic space offering further storage facilities, this really is a lovely room. Door to en suite

En Suite

Complementing the master bedroom, the contemporary en-suite provides wash hand basin with vanity unit below, wc and corner shower enclosure. Combed ceiling areas and door into attic space for storage

Gas Central Heating

Property benefits from gas central heating throughout

Double Glazing

Double glazing to windows

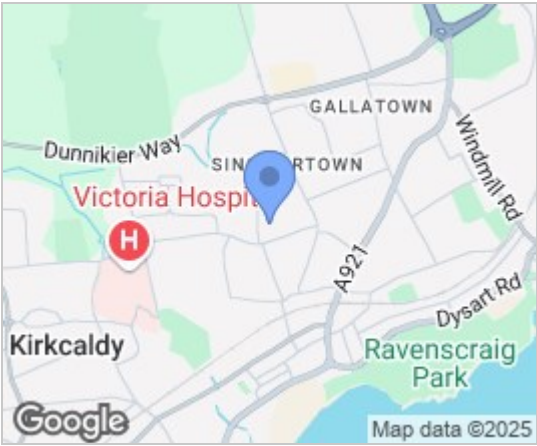
Driveway

Enjoy the convenience and security of your own dedicated off-street parking, providing a great space for more than one vehicle

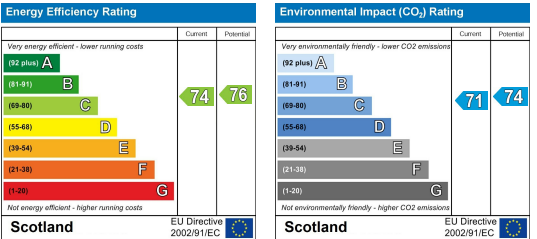
Rear Garden

The property benefits from ample outdoor space, with two garden sections, perfect for relaxation, entertaining or keen gardeners. These well-maintained sections offer privacy and versatility with lawn, drying poles and a paved patio section which leads to the outhouse. This is an ideal addition with log burner and space to unwind and seek some well deserved peace!

Area Map



Energy Efficiency Graph



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