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## 13 Forth House, Abbotshall Road

, Kirkcaldy, KY1 1AN

Offers Over £190,000



Luxury living awaits at 13 Forth House, a prestigious gated residential development, converted in 2021, offering a unique and exquisite living experience in the heart of Kirkcaldy. This stunning first floor apartment offers the perfect blend of character and modern luxury. A home of unrivaled beauty and design with an elegant open-plan lounge/kitchen layout with stunning cathedral style windows, creating an absolutely beautiful living space that must be seen to be truly appreciated. The apartment boasts two double bedrooms, each adorned with cathedral style windows and storage. The modern shower room completes the accommodation of this immaculate property which is incredibly convenient for the local train station and amenities, within a secure setting.

Viewing by appointment only!





Gated Entry System

From the moment you arrive, the sense of exclusivity is palpable. The electric-gated entrance ensures privacy and security, leading to a beautifully maintained courtyard with parking. A state-of-the-art lift provides effortless access to your front door, making this home both luxurious and practical.

Entrance Vestibule

Entry to this property is via attractive timber door with a modern image and voice entry system into the entrance vestibule which provides access to the lounge/kitchen, two bedrooms and shower room. Double walk in cupboard offering a host of storage options. Concealed ambient lighting added to walls, providing a beautiful, non intrusive lighting effect.

Lounge/Kitchen 29'2" x 11'9" (8.9m x 3.6m)

Step into the beautifully designed open plan lounge and kitchen area, a space crafted for both relaxation and entertaining. The seamless flow creates a bright, airy and inviting atmosphere. Stunning cathedral style window offering an abundance of natural light, a beautiful highlight of the room. The sleek, hand made modern "Kutchenhaus" German kitchen is well equipped with high-quality base and wall units, quality fixtures and fittings including hob, oven, microwave, fridge/freezer and dishwasher, ready for any culinary endeavor. Moveable kitchen centre island providing additional workspace and storage drawers. Really, the most breathtaking and beautiful room you could wish to relax and dine in.

Bedroom 15'8" x 9'10" (4.8m x 3m)

Super sized room with cathedral style window. Sliding wardrobes providing hanging and storage space.

Bedroom 15'8" x 9'2" (4.8m x 2.8m)

Another spacious double bedroom with push touch fitted wardrobes to one wall, offering ample hanging and storage facilities. Again featuring the stunning cathedral style window with full cover shutters. A truly perfect room to shut out the world and enjoy your rest!

Shower Room

Sleek, crisp, immaculate "Lusso Stone" shower room. As expected with the tone of this fabulous property, the shower room does not disappoint. Walk in shower cubicle with rainfall shower, toilet and the most amazing feature sink. Tiling to floor and walls.

Electric Heating

Heating is provided by an electric Heatrae Sadia boiler located in the hall cupboard. This serves a system of water filled radiators with thermostatic valves and also provides domestic hot water via an adjacent hot water storage tank.

Double Glazing

Composite timber framed double glazed Cathedral style window units have been installed of a fixed casement style.

Garden

Discover this peaceful retreat within the communal gardens, an absolutely beautiful outdoor space reserved exclusively for residents. Enclosed by a classic stonewall, this area offers a high degree of privacy and a sense of seclusion from the outside world. The meticulously maintained private lawn area is the perfect spot for relaxing, reading a book, or simply soaking up the sun. With its lush greenery and tranquil atmosphere, this space is a true haven to relax and unwind, providing a wonderful extension of your living space. There is also an outhouse with private digital security entry to your own private storage space.

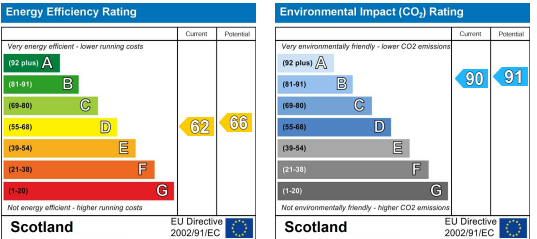
Factor Fee

Please note there is a factor fee of £130 per month paid to Ross & Liddle.

Area Map



Energy Efficiency Graph



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