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8 Branning Court

, Kirkcaldy, KY1 2PD

Offers Over £115,000



Step inside and be instantly impressed by this beautiful and stylish upper apartment with grand proportions, high ceilings throughout and masses of natural light! Perfectly situated within the sought-after Branning Court development and offering far more than standard apartment living, this residence boasts a secure entry system leading to a beautifully presented communal entrance with landings to the apartment, setting a tone of elegance from the moment you arrive. Internally, the property is defined by its move in condition and architectural flair, featuring dramatic, tall, double window formations that flood the main living spaces and bedrooms with light. Accommodation comprises an impressive lounge/dining room, well appointed fitted kitchen, two generous double bedrooms with wardrobes and a super sized family bathroom. The apartment further benefits from gas central heating and double glazing. Complimented by a pleasant entry, outlook and private residents' parking, this apartment offers a fabulous opportunity and ready-to-move-in lifestyle within a prime Kirkcaldy location.

Kirkcaldy, a vibrant Fife coastal town which offers a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels, excellent leisure facilities and a host of recreational facilities such as Beveridge Park and the Adam Smith Theatre. The town boasts excellent transport links, including its own bus station and the Kirkcaldy railway station with direct connections to Edinburgh, Dundee and beyond. The A92 road link gives access to Edinburgh and all major local towns, making it an ideal commuter base.

Viewing by appointment only!



Entry

The property benefits from a secure entry system which leads into the welcoming and extremely well-maintained shared entrance with stairs and landings to the apartment.

Entrance Vestibule

Entry is via a timber door into the entrance vestibule which provides access to the entrance hallway. Handy storage cupboard with shelves.

Entrance Hallway

Inviting entrance hallway which provides access to all rooms. Loft hatch with Ramsay ladder.

Lounge/Dining Room 13'3" x 18'10" (4.05m x 5.76m)

This beautiful open plan space is the heart of the home, offering great proportions and a genuine sense of light and height. The room is instantly impressive, dominated by the stunning double window formations - two grand, tall windows that provide a bright and airy atmosphere, coupled with the feature tiered ceiling. With ample space for both comfortable seating and dining, this room is perfect for entertaining or relaxing, seamlessly blending comfort with contemporary style.

Kitchen 12'4" x 7'1" (3.77m x 2.18m)

Positioned to the front of the apartment, the fitted kitchen is both practical and attractive. Benefiting again from a fabulous tall window to the front of the property, it ensures a bright and pleasant environment for cooking. It features a good range of wall and base units, providing good storage and workspace. Integrated appliances include gas hob, extractor, double oven and grill. Space for other appliances.

Bedroom 12'0" x 9'8" (3.68m x 2.97m)

A generously sized double bedroom that continues the apartment's theme of spaciousness and light. Like the main living area, this room is enhanced by beautiful, tall, double window formations to the front of the property, ensuring a bright and relaxing sanctuary. The room benefits from double fitted mirror wardrobes offering a multitude of hanging and storage options and is presented in lovely, neutral decorative order.

Bedroom 11'3" x 10'11" (3.43m x 3.34m)

The second double bedroom is equally well-proportioned, offering flexibility as a guest room, a spacious home office, or a comfortable second bedroom. This room also benefits from the signature tall, double window formations, maximizing natural light, this time to the rear of the property. Double mirror wardrobes provide hanging and storage space with attractive corner shelves to wall, providing further storage or display options.

Bathroom

A modern and well-appointed sanctuary designed for both relaxation and functionality. The spacious bathroom features a clean four-piece suite, including a bath for soaking, complemented by a dedicated, P- shaped double-sized shower cubicle with twin heads, toilet and wash hand basin. Presented in lovely condition with wet wall to dado height, it offers the best of both worlds, catering perfectly to modern living.

Gas Central Heating

The property benefits from gas central heating throughout.

Double Glazing

The property is double glazed to windows.

Residents Parking

This property boasts private residents parking.

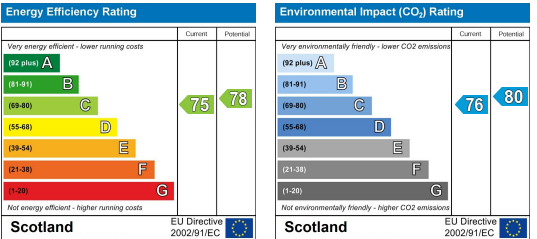
External Bin Store

Bin store situated off the parking area, providing convenient waste options.

Area Map



Energy Efficiency Graph



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