



Morgans

PROPERTY

95b St. Clair Street, Kirkcaldy, KY1 2BS

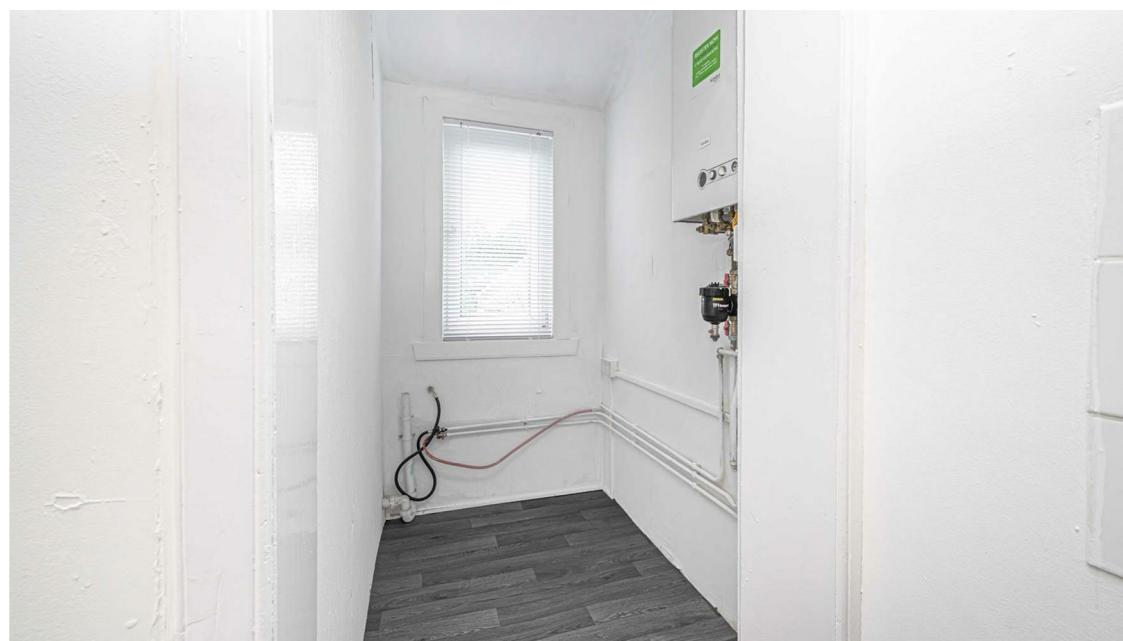
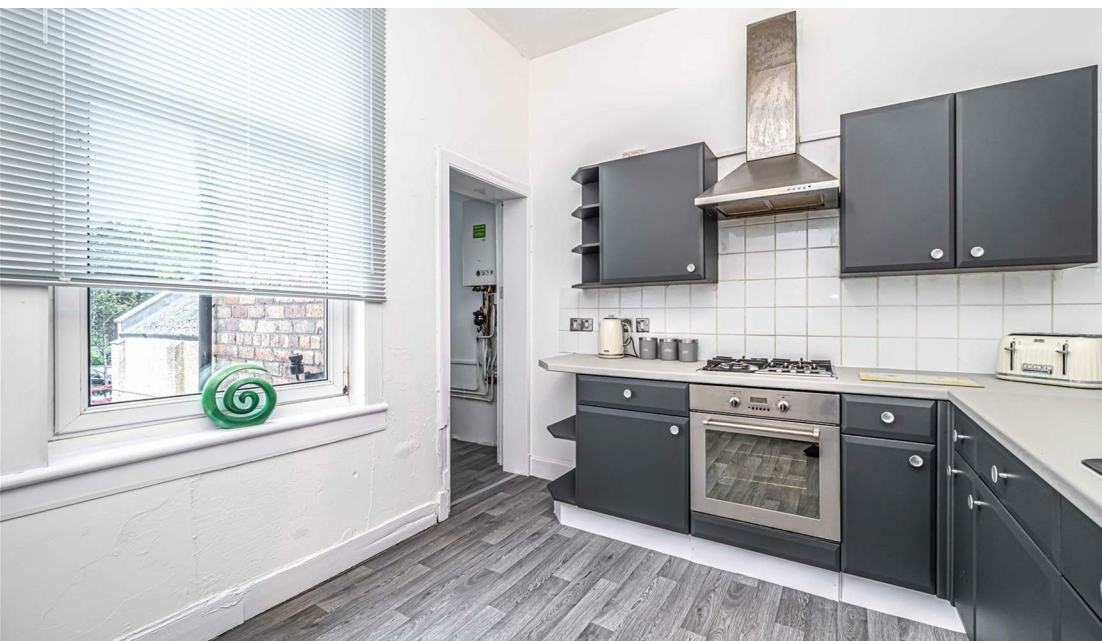
Offers Over £85,000







Early entry available. Excellent first time purchase or indeed a buy to let investor, situated in popular city centre location with all amenities and transport links to hand. The property is bright and spacious offered in nice condition and spread over two levels. Entry via communal pend up through stone steps to private entrance door and vestibule. Spacious lounge/diner, breakfasting kitchen with storage cupboard/utility area bedroom and bathroom with overhead electric shower. On the upper level a further double bedroom with good storage. The property benefits from an easy to maintain communal garden/drying green which is fully enclosed and chipped. The subjects are double glazed with gas central heating.





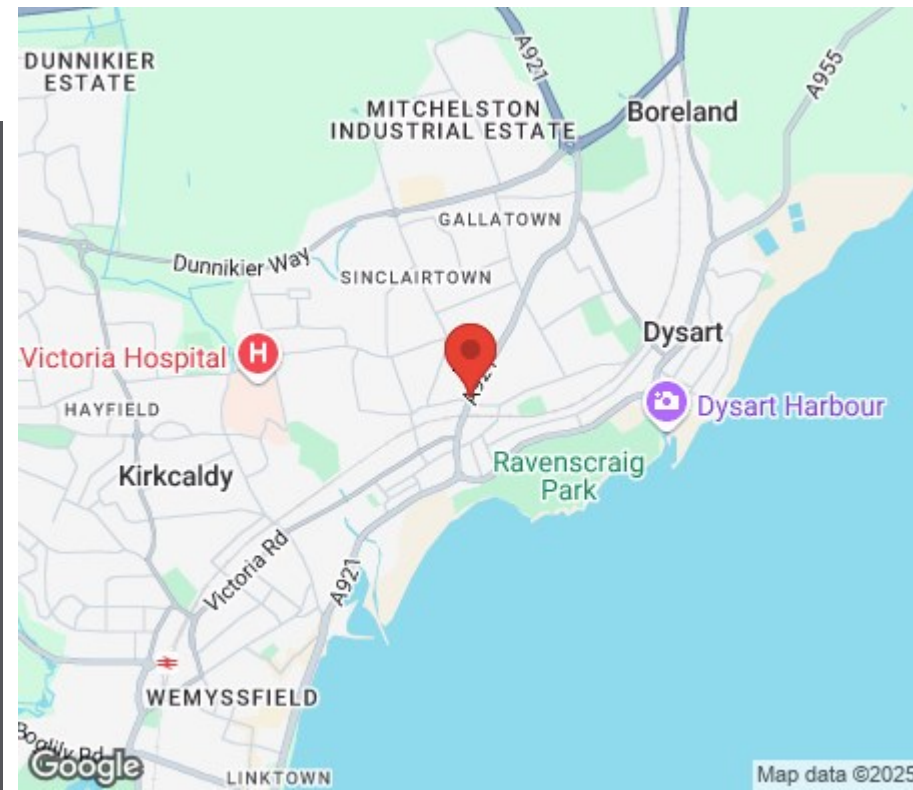
LOCATION

Kirkcaldy offers residents the privilege of living by the sea. Enjoy picturesque coastal walks that provide breath taking views of the Firth of Forth. Kirkcaldy boasts a fascinating history from historic landmarks to museums and art galleries. You'll find an array of shopping centres, restaurants, cafes, and recreational facilities to cater to your every need and desire. The town is home to excellent schools and quality education is easily accessible. With an abundance of parks, green spaces, and nature reserves, Kirkcaldy is a haven for outdoor enthusiasts allowing you to can enjoy the tranquillity of nature without venturing far from home. Located conveniently within the heart of Fife, Kirkcaldy provides excellent transport links to Edinburgh and other major cities in Scotland, whether travelling by either road or rail.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







Approx. Gross Internal Floor Area 740 sq. ft / 68.83 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

AGENTS NOTE 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 electronic 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. No movable items will be included in the sale.