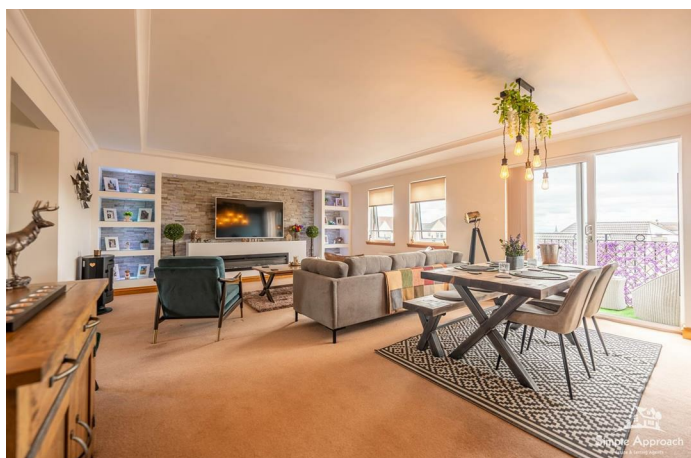


Simple Approach



Estate Agents



**66 Caledonia Road, Kirkcaldy
KY2 5EP**

Offers over £209,995

Located on Caledonia Road in the charming town of Kirkcaldy, this delightful two-bedroom upper floor apartment offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring a well-appointed lounge that invites relaxation and ample room for family dining. The master bedroom comes complete with an ensuite shower room and a second double bedroom with fitted storage. The modern kitchen is equipped with integrated Bosch appliances and the main bathroom is thoughtfully designed, ensuring functionality and style. One of the standout features of this apartment is the stunning views that can be enjoyed from its balcony off the lounge, private parking and garage ideal for additional storage or second parking spot.

Situated close to all local amenities, residents will find shops, cafes, and recreational facilities just a short stroll away, enhancing the appeal of this property. Whether you are a first-time buyer, a small family, or looking to downsize, this flat presents an excellent opportunity to enjoy modern living in a vibrant community. Don't miss the chance to make this lovely apartment your new home.

Lounge/Diner

21'2" x 16'8" (6.46 x 5.10)

Kitchen

9'11" x 10'4" (3.04 x 3.17)

Master Bedroom

10'5" x 11'6" (3.18 x 3.52)

En-Suite Shower

5'0" x 5'10" (1.54 x 1.80)

Bedroom Two

10'4" x 12'9" (3.17 x 3.90)

Bathroom

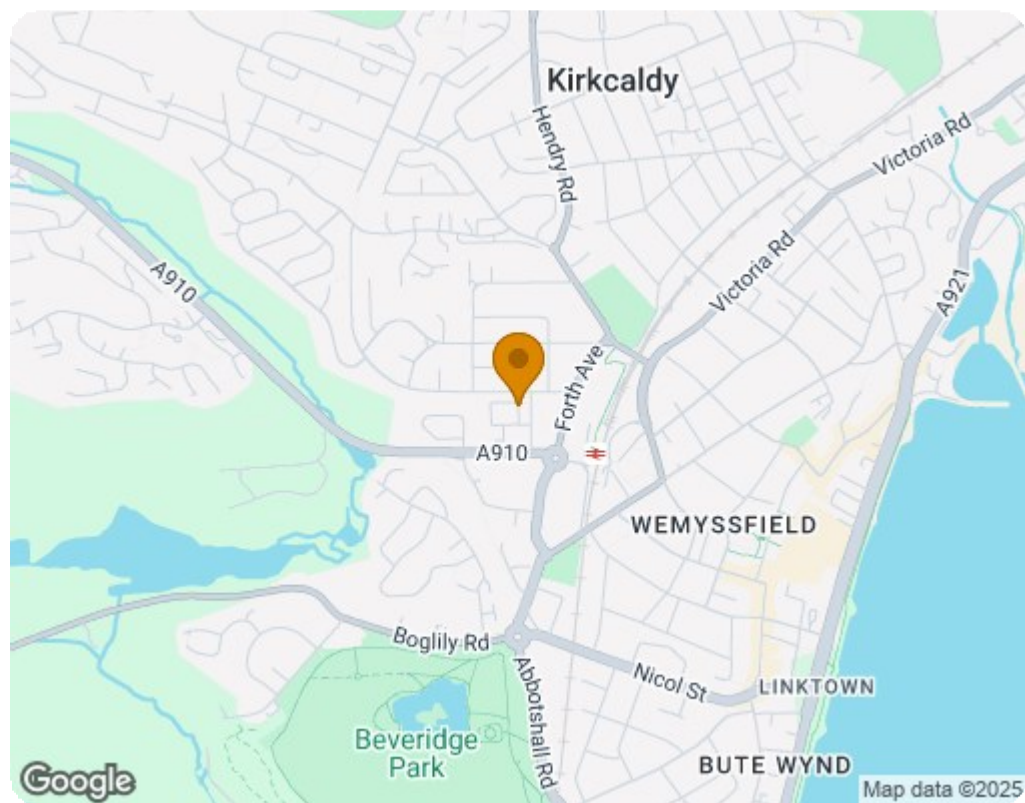
5'5" x 6'3" (1.67 x 1.93)





- Two Bedroom, Upper Floor Apartment
- Balcony With Views Across To Inchkeith Island
- Private Parking And Garage
- Modern, Move-in Condition Throughout
- Master En-Suite Bedroom
- Gas Central Heating And Double Glazing
- Sizable Double Bedrooms With Fitted Storage
- Kitchen Fully Equipped With Bosch Integrated Appliances
- Solid Oak Wood Doors Throughout





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC