

first for homes

first for property in life - firstforhomes.co.uk

Contact Allan England's Team

01592 752 944



Abbotshall Road, Kirkcaldy

Offers over £149,995

Abbotshall Road, Kirkcaldy

Luxurious One-Bedroom Apartment in Prestigious Forth House, Kirkcaldy – Upper Ground/First Floor

Presented by Allan England's Award-Winning Team at First For Homes, this stunning one-bedroom Upper Ground/First Floor apartment is set within the highly sought-after and exclusive Forth House development in the heart of Kirkcaldy. Originally a three-storey period building, this beautiful property was tastefully converted in 2021, blending timeless character with contemporary luxury.

Finished to an immaculate standard throughout the apartment features a secure entry system and a stylish communal entrance, complete with elegant tartan carpeting, carpeted staircases to all levels, decorative hallway lighting, and a designated postbox area.

Inside, you are welcomed by a bright hallway leading into a spacious and modern open-plan lounge/kitchen with integrated appliances and ample built-in storage—designed perfectly for modern living. The generously proportioned double bedroom offers high ceilings and impressive wall-to-ceiling built-in wardrobes.

A standout feature of this home is the magnificent arch windows that flood the apartment with natural light, enhancing its character and charm. The accommodation is completed by a sleek and contemporary shower room. Additional highlights include:

- * Electric central heating
- * Double glazing throughout
- * Private residents' parking accessed via modern electric gates
- * Beautifully maintained communal gardens
- * Direct access to the nearby railway station

Located in a prime town centre location, all local amenities are just a short walk away—including the Train Station, Bus Station, Gym, Library, Adam Smith Theatre, and more.

An exceptional opportunity to secure a stylish home in a central and convenient location. Early viewing is highly recommended.

EPC Rating - C
Council Tax Band - C
Home Report Value - £160,000

The popular coastal Town of Kirkcaldy has a wide range of services including shopping, banking, schools and a host of recreational facilities such as the stunning Beveridge Park and the Adam Smith Theatre. For the commuter Kirkcaldy boasts a mainline train station and the A92 road link giving access to Edinburgh and all major local towns.





SITUATION - Kirkcaldy

SECURITY VIDEO ENTRANCE

WELCOMING RECEPTION HALLWAY

LOUNGE/DINER

21'5" x 11'11" approx (6.55m x 3.64m approx)

MASTER BEDROOM

14'1" x 9'0" approx (4.30m x 2.75m approx)

SHOWERROOM

9'10" x 6'5" approx (3.01m x 1.98m approx)

SECURE ENTRY GATES

RESIDENTS PARKING

SHARED GARDEN GROUNDS

SHARED RECYCLING AREA & BIKE SHED

REAR SECURITY ACCESS TO TRAIN STATION

INFORMATION



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1202418)

Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

FREE Valuation

Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



first for trust



first for service



first for aftercare

first for homes
first for property in life - firstforhomes.co.uk

Contact Allan England's Team
01592 752 944

32 North Street, Glenrothes, Fife KY7 5NA
Fax: 01592 807947
sales@firstforhomes.co.uk
www.firstforhomes.co.uk