



Harbour View 19 Williamson's Quay, Kirkcaldy, KY1 1JS  
Offers Over £130,000



# Harbour View 19 Williamson's Quay Kirkcaldy KY1 1JS

**OFFERS OVER**  
**£130,000**

---

Rollos are delighted to present to the market this stunning upper flat which is presented in Show Home condition throughout with a wonderful outlook and stunning harbour views.

Situated within the Merchants Quarters area by the Promenade, it is an ideal location and within walking distance to the High Street, train, and bus station with all amenities including shops, bars, and restaurants.

The property has all valid certificates in place and utilities serviced annually and would be a fantastic opportunity for a Buy to Let or Airbnb. The property offers high quality /oak finishings throughout and is offered for sale with the option to purchase all contents as seen by separate negotiation.

The property is accessed via a security entry door to the side of the building where a staircase leads to Harbour View.

The front door leads into a spacious hallway which offers two storage cupboards and ample space for occasional furniture. There is also access to an expansive attic.

Double oak doors lead into the lounge which offers three windows to the front offering

stunning views towards the Harbour and beyond. There is generous space for dining.

The kitchen is fitted with wood base and wall units, grey worksurfaces and stainless-steel sink and drainer. Electric oven, gas hob with extractor. Free standing fridge freezer. Dishwasher and washing machine. Breakfast bar area. Double windows overlooking the car park.

Bedroom one offers double windows and mirrored fitted wardrobe facilities with bathroom door leading to the en-suite. This has a W.C. wash hand basin, and shower cubicle with mixer shower. Opaque window to the rear.

Bedroom two offers a window to the rear with harbour views and large mirrored wardrobe facilities offering ample storage space.

The bathroom is fitted with a W.C., wash hand basin and bath with mixer shower and side screen. Externally there are communal garden grounds. Communal bin recess area. Designated parking space for number 19.





- Upper Flat which is beautifully presented and in Show Home condition throughout
- Security entry system
- Hallway
- Lounge / Dining room
- Breakfasting Kitchen
- Master Bedroom leading into en-suite
- Bedroom two
- Bathroomn with over bath shower
- Gas central heating & Double glazing
- Attractive communal garden grounds that are maintained regularly by the estate management company (Ross & Liddell) with a designated private parking space

### **INCLUDED**

The full contents of the property can be included by separate negotiation.

### **SERVICES**

Mains water, drainage, gas, and electricity. There is maintenance change over the property of £65 PCM. The property offers gas central heating, and all windows are double glazed.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: B**

**FLOOR AREA: 775.00 SQ FT**





Relax  
Unwind  
Enjoy

Good  
Night  
Sweet  
Dreams



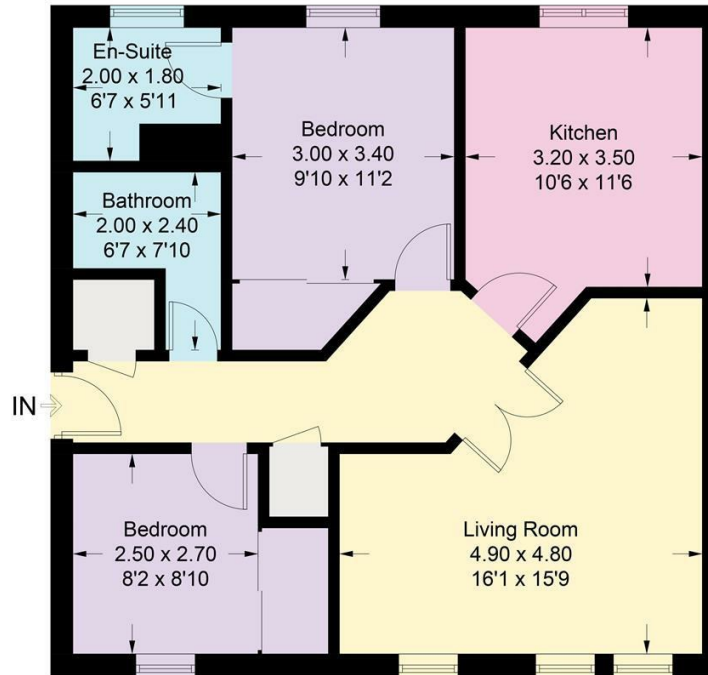
## Room Sizes

*Approximate measurements*

Lounge	15'7" x 16'2"
Kitchen	13'7" x 10'3"
Bedroom 1	11'1" x 10'0"
En suite	6'7" x 4'11"
Bedroom 2	9'1" x 8'3"
Bathroom	7'3" x 6'7"



## 19 Williamsons Quay, Kirkcaldy



### Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1140937)



[WWW.ROLLOS.CO.UK](http://WWW.ROLLOS.CO.UK)

24 hour answering service at all our offices

#### CUPAR

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

#### ST ANDREWS

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

#### ST ANDREWS

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

#### GLENROTHES

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.