



10 Abbots Mill, Kirkcaldy, KY2 5PE

Offers Over £160,000



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OFFERS OVER
£160,000

Number ten is a freshly presented upper flat which is located within a central position of the town, ideal for commuting with the train station located within walking distance.

The property is entered via a security entry system which gives access to the communal hallway and a staircase leads to the upper level where the flat is located.

The property is entered via a door into number ten.

The accommodation within the flat comprises a hallway offering storage facilities and access to the attic space.

The lounge offers several windows with views to the front and side.

A door leads into the kitchen which is fitted with light wood base and wall units with co ordinating work surfaces, stainless steel sink and drainer, gas hob and eye level oven, grill and microwave, fridge and fridge freezer. Space for washing machine. Window to the side.

The shower room is fitted with a double walk-in shower cubicle with mixer shower. Wash hand basin set within vanity unit and W.C. Built in storage unit.

An alcove from the hallway leads into the bedrooms.

Bedroom one offers a feature corner window to the front and a window to the side. Triple mirrored sliding wardrobes.

Bedroom two offers a window to the side and also offers triple sliding wardrobe facilities.

The garden grounds surround the property and are communal.

There is a garage to the side of the property which is accessed via an up and over door.





- Delightful, freshly presented upper flat
- Central location
- Security entry
- Hallway
- Lounge
- Fitted kitchen
- Two bedrooms
- Shower room
- Communal garden grounds and parking
- Garage

INCLUDED

All fitted carpets, fitted floor coverings, fridge freezer and fridge.

SERVICES

Mains drainage, gas and electricity. There is a service charge over the property of £45 PCM which includes buildings insurance's, general up keep and cleaning of the communal areas.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: C

FLOOR AREA: 807.00 SQ FT







Room Sizes

Approximate measurements

Living room	19'7" x 16'0"
Bedroom	11'3" x 10'4"
Bedroom	11'3" x 9'10"
Kitchen	11'1" x 8'3"
Shower room	6'10" x 8'2"



10 Abbots Mill, Kirkcaldy

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft

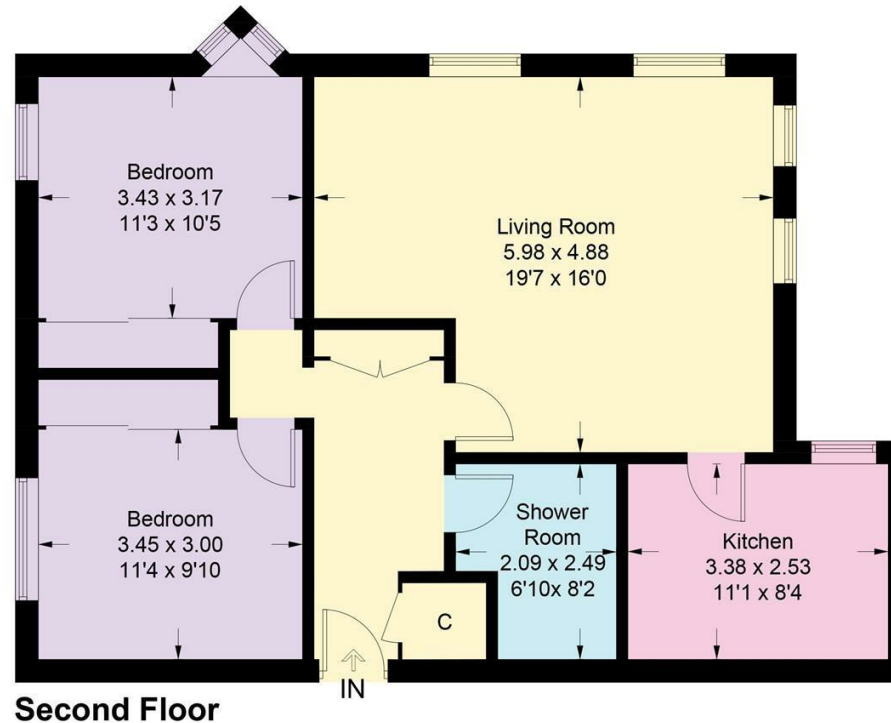


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200644)



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.