



73, Nicol Street, Kirkcaldy KY1 1PA.

An affordable 1 bedroom second floor flat by the town center. Offers over £50,000.





Particulars of Sale

A 1 bedroom second floor flat on the west side of Kirkcaldy town center within walking distance of the railway station.

Offers over £50,000.

PARTICULARS OF SALE

SITUATION

Kirkcaldy's amenities are nearby and include good shopping, edge of town retailers, banks, professional offices, sporting facilities, Adam Smith Centre and recreational amenities.

There is easy access to Edinburgh by road and rail.

DESCRIPTION

A bright upper floor flat ideal for a single person or couple. There is an electric heating system, double glazing and a good range of inbuilt storage space. The design includes a hall with 2 large storage cupboards, a spacious lounge with a box bay style window, a kitchen, a double bedroom with a fitted wardrobe plus cupboard and a bathroom with a 3 piece white suite. The flat does require modernisation and once updated will form an attractive home.

Viewing is strongly recommended.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

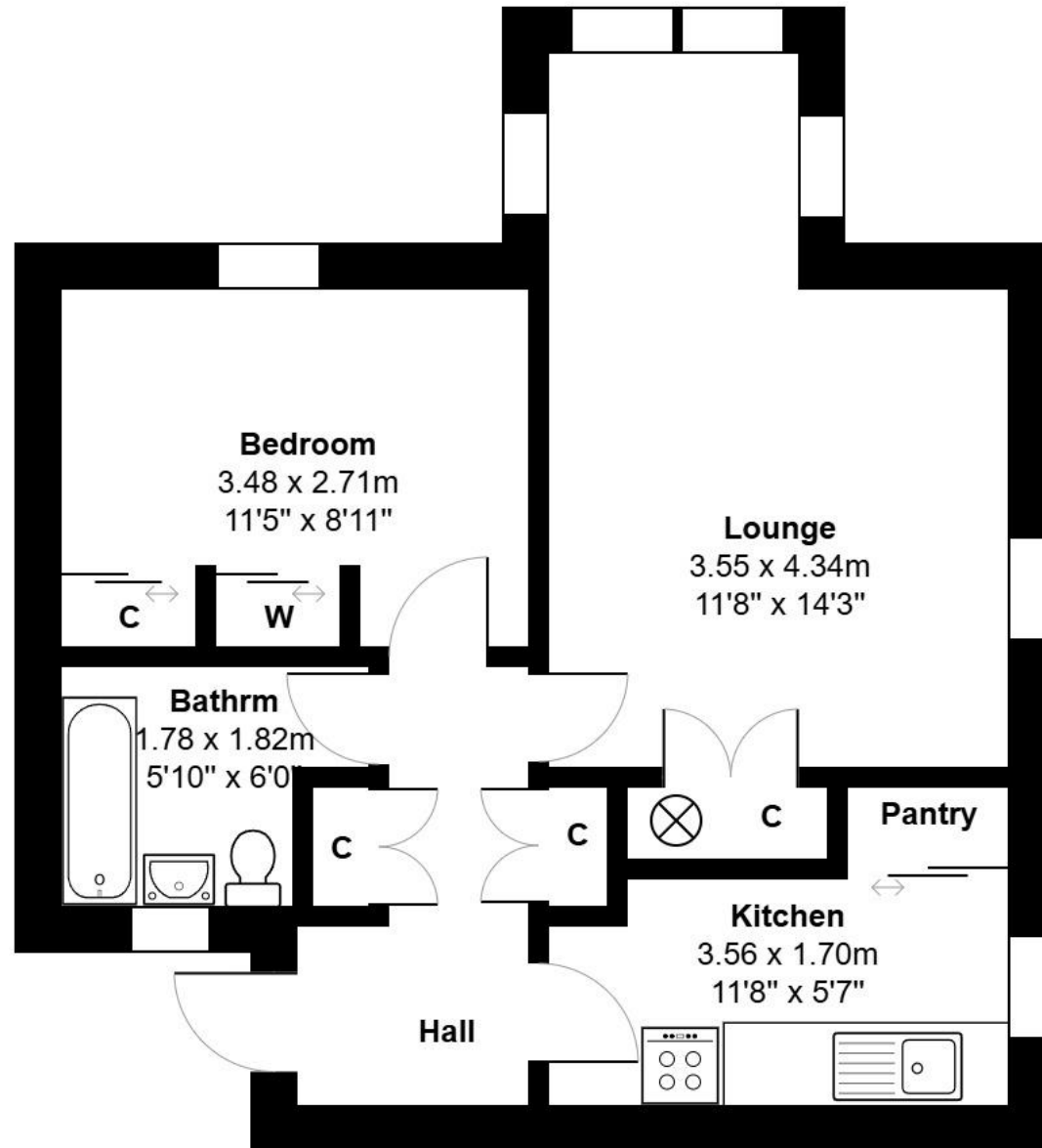
COUNCIL TAX The property is Band A.

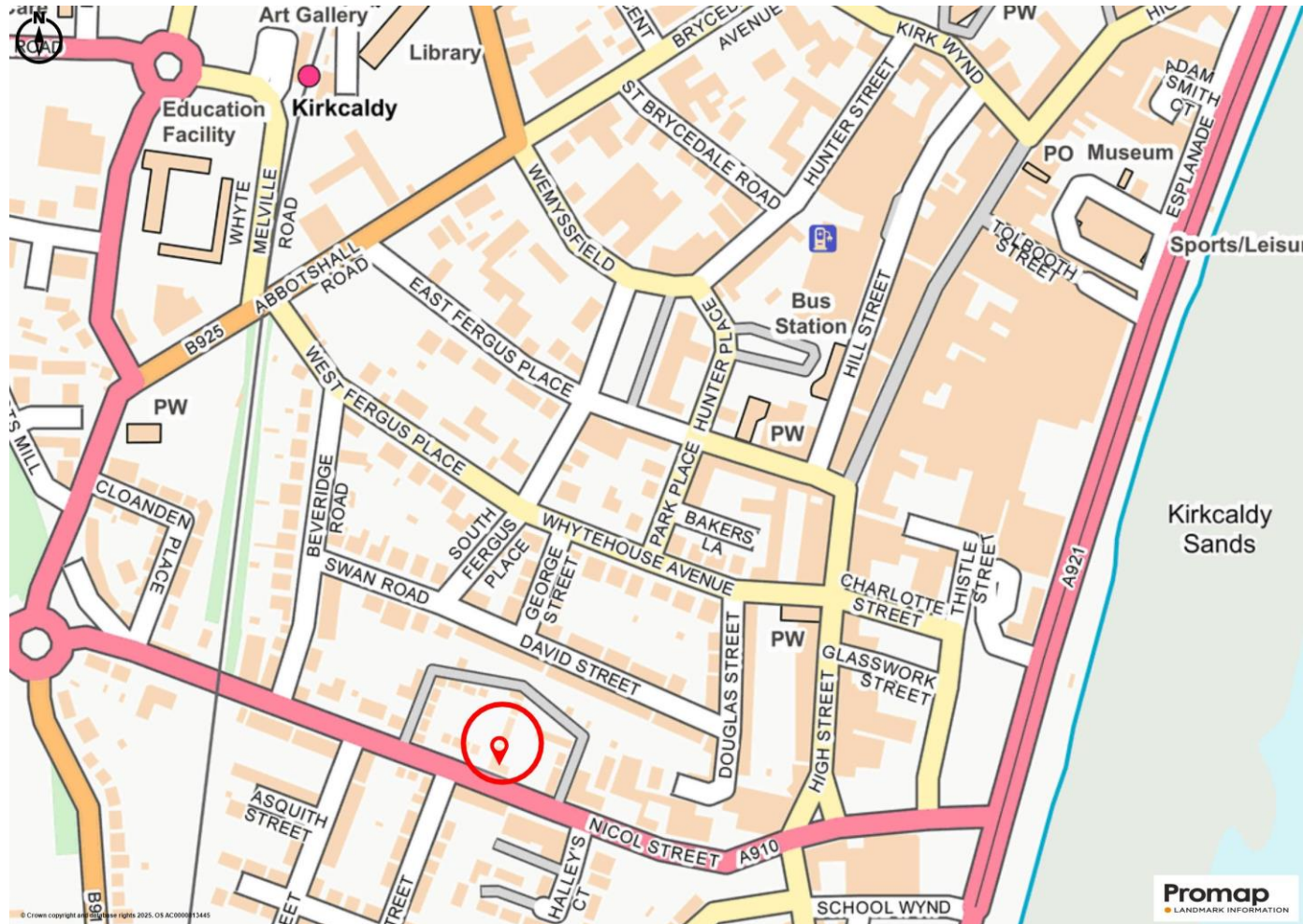
ENERGY RATING The property is rated as C (71).

Particulars prepared June 2025.









PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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