



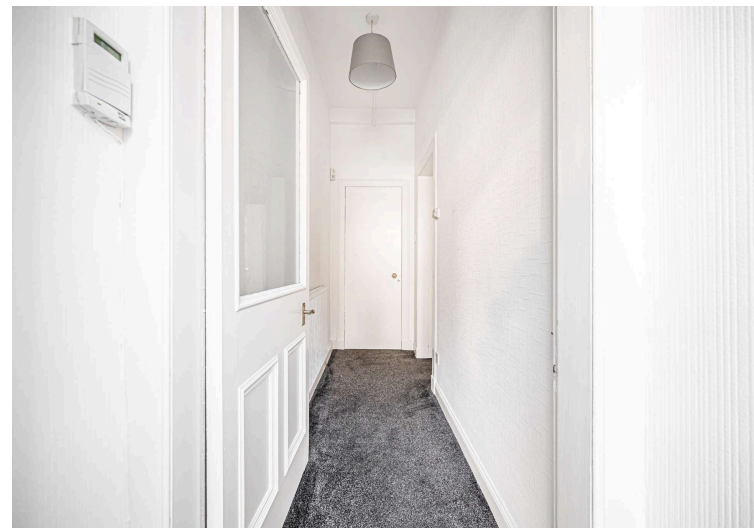
Morgans

PROPERTY

22 Church Street, Kirkcaldy, KY1 2AD

Offers Over £68,000





Ground floor apartment



Hallway Storage



Lounge



EPC Rating -



Kitchen



Bedroom



Shower Room



Council Tax Band -



Welcome

This ground floor apartment offers comfortable and well-proportioned accommodation, ideally suited to first-time buyers, downsizers, or investors looking for comfortable living on the level. The property comprises a welcoming entrance hall leading to a bright and spacious living room, along with a fitted kitchen positioned to the rear. A generous double bedroom provides ample space for furnishings, while a shower room completes the accommodation. Additional storage is available throughout with communal garden to the rear. Situated within a convenient area of Kirkcaldy, the property is well placed for access to local amenities, transport links, and the town centre.





EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Kirkcaldy

Kirkcaldy offers residents the privilege of living by the sea. Enjoy picturesque coastal walks that provide breath taking views of the Firth of Forth. Kirkcaldy boasts a fascinating history from historic landmarks to museums and art galleries. You'll find an array of shopping centres, restaurants, cafes, and recreational facilities to cater to your every need and desire. The town is home to excellent schools and quality education is easily accessible. With an abundance of parks, green spaces, and nature reserves, Kirkcaldy is a haven for outdoor enthusiasts allowing you to can enjoy the tranquillity of nature without venturing far from home. Located conveniently within the heart of Fife, Kirkcaldy provides excellent transport links to Edinburgh and other major cities in Scotland, whether travelling by either road or rail.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Approximate Floor Area
470 sq. ft
(43.64 sq. m)

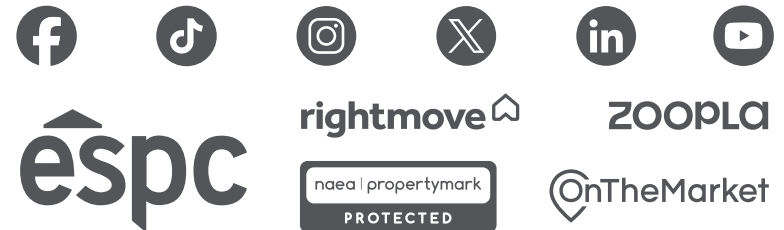


Approx. Gross Internal Floor Area 470 sq. ft / 43.64 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.