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## Station Court

2-4 Bennoch Road, Kirkcaldy, KY1 1YN

Offers Over £210,000



This is more than just an apartment, it's a lifestyle. An opportunity to own a piece of architectural beauty that has been meticulously upgraded for modern living. Discover an unparalleled living experience within this truly magnificent upper apartment nestled within a former historic landmark at the prestigious intersection of Station Road and Bennoch Road. From the moment you pass through the private security-gated entry, a sense of occasion and grandeur envelops you, promising a lifestyle of elegance and privacy. The property is accessed via a grand entrance hall with staircase to upper floors, a space that immediately captures the imagination. For those who prefer, there is also a convenient lift which will take you to your floor! The open-plan lounge/kitchen/dining area is a breathtaking room, flooded with natural light from a series of beautiful front facing windows. The master bedroom features a walk in dressing room with wardrobe and en suite. Further double bedroom currently fitted out as a library and family bathroom. With gas central heating and double glazing throughout, this stunning home is not only aesthetically pleasing but also comfortable and efficient. Private gated parking and communal gardens complete this super property!

Situated at the junction of Station Road and Bennoch Road, this property benefits from an exceptional location, offering the tranquility of a private retreat with the convenience of Kirkcaldy's amenities right on your doorstep. Perfectly positioned in the heart of Kirkcaldy, offering an exceptional lifestyle for commuters and families alike. The mainline train station is just a stone's throw away, providing quick and easy access to Edinburgh, Dundee, and beyond. The vibrant town centre is within a short walk, offering a wide range of shops, cafes, restaurants, and leisure facilities. Excellent local schooling and beautiful local parks are also



Entrance

Entry to the property is either via the impressive security entry front door or via the private gated rear entrance. The grand staircase or convenient lift, leads you to the first floor where this fabulous residence is situated.

Entrance Hallway

Door into the welcoming hallway with access to lounge/dining/kitchen, two bedrooms and bathroom. Also features a storage cupboard which houses the washing machine and tumble drier.

Lounge/Dining/Kitchen 31'6" x 21'8" (9.61m x 6.62m)

The moment you step inside, you are greeted by an extraordinary living space. This stunning open-plan space is the heart of the home, bathed in natural light. It features a fantastic modern kitchen with a central island, perfect for cooking and entertaining. The lounge/dining/kitchen area flows seamlessly, creating a truly beautiful and versatile living space. The modern kitchen is a true showstopper, boasting sleek lines, high-end fixtures, and all the amenities needed for contemporary living. It seamlessly integrates with the dining and lounge areas, creating a perfect environment for entertaining and family life. Integrated hob, oven, dishwasher, fridge/freezer, sink and drainer with attractive under unit lighting.

Master Bedroom 12'5" x 11'5" (3.79m x 3.49m)

A lovely private sanctuary, this master bedroom overlooks the front of the property with beautiful windows. Door into dressing room.

Dressing Room 12'1" x 5'6" (3.7m x 1.7m)

Ideal dressing room with double cupboard wardrobes for all your storage needs. Door into en suite.

En Suite Shower Room

Features crisp and immaculate shower room suite, comprising shower cubicle, rainfall shower, toilet and wash hand basin. Mirror to wall.

Bedroom 17'4" x 12'9" (5.3m x 3.9m)

Currently set up as a cozy and inspiring library, this room offers a unique and flexible space. With its tranquil atmosphere, it's perfect as a guest bedroom, a home office, or a quiet retreat. Storage cupboard housing the combi boiler.

Family Bathroom

The stylish family bathroom is finished to a high standard. It's the perfect place to unwind, offering a sleek and modern space for daily use. Comprising bath with rainfall shower above, wash hand basin and toilet. Mirror to wall.

Gas Central Heating

Gas central heating via combi boiler.

Double Glazing

Double glazed timber casement type windows throughout.

Private Parking

Private gated parking entrance leads you to the private parking with spaces for each apartment and access to the communal garden.

Storage

The property also benefits from a private storage pod based on the lower level. Very handy for bikes or any items requiring safe external storage.

Communal Garden

Beyond the building's historic facade lies the beautifully maintained, walled communal garden. This tranquil space offers residents an idyllic retreat from the world, a place where mature trees and carefully curated greenery create a peaceful backdrop for quiet contemplation or social gatherings. It is a quiet oasis, perfect for a morning coffee or an evening stroll. Residents also benefit from the convenience of private, secure parking, ensuring both ease and peace of mind.

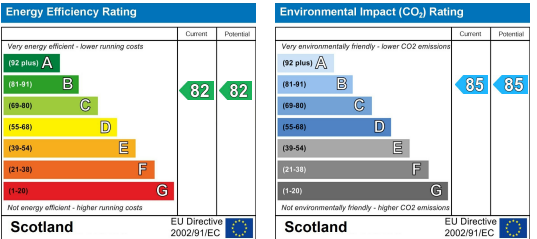
Factor Fee

Please note there is a comprehensive factoring service in place, currently at cost of £2441.49 per annum, £203.46 per month from 1st May 2025 - 30th April 2026.

Area Map



Energy Efficiency Graph



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