



17 Deas' Wharf, Kirkcaldy

Council Tax band: D

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- TWO BEDROOM 1ST FLOOR FLAT
- FITTED BREAKFASTING KITCHEN
- SPACIOUS LOUNGE WITH BALCONY OVERLOOKING HARBOUR
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM

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SITUATION

The coastal town of Kirkcaldy has a wide range of services including shopping, banking, schools and a host of recreational facilities such as Beveridge Park and the Adam Smith Theatre. For the commuter, Kirkcaldy boasts a mainline train station and the A92 road link giving access to Edinburgh and all major local towns.

ENTRANCE HALLWAY

The property is accessed through a timber door, giving access to entrance hallway. The hallway has laminate flooring and benefits from 2 storage cupboards and wall radiator. From here, access is provided to a large lounge, Dining kitchen, two double bedrooms and family bathroom.

LOUNGE

18' 1" x 15' 11" (5.50m x 4.84m)

Double timber veneered doors give lead to a large spacious lounge benefitting from laminate flooring and coving, UPVC double glazed door gives access to the balcony and providing views out over the harbour.

KITCHEN

12' 1" x 10' 5" (3.68m x 3.18m)

A modern fitted kitchen with UPVC double glazed window overlooking harbour. Kitchen fitted with a variety of modern wall mounted and floor standing colour co-ordinated kitchen cabinets ample worktop surfaces including worktop breakfast bar. Stainless steel inset sink and drainer, integrated metal gas hob, electric oven and overhead extractor hood, appliance slot for washing machine. Wall mounted radiator and vinyl flooring.

MASTER BEDROOM

10' 4" x 11' 6" (3.15m x 3.50m)

Master double bedroom with UPVC double glazed window formations overlooking the side of the property. Built in wardrobe, wall mounted radiator and access directly into the en-suite.

EN-SUITE

6' 11" x 5' 1" (2.12m x 1.55m)

Comprising of 3 piece suite, low level WC, Pedestal hand wash basin and shower cubicle. UPVC opaque window overlooking the side of the property, wall mounted radiator, partially tiled walls and vinyl flooring.

BEDROOM TWO

9' 4" x 8' 8" (2.84m x 2.63m)

Double bedroom UPVC double glazed window overlooking the side of the property. Carpeted flooring, built in wardrobe and wall mounted radiator.

FAMILY BATHROOM

8' 10" x 7' 9" (2.70m x 2.37m)

Family bathroom with vinyl flooring, wall radiator and 3 piece suite comprising off low level WC, pedestal hand wash basin and bath.

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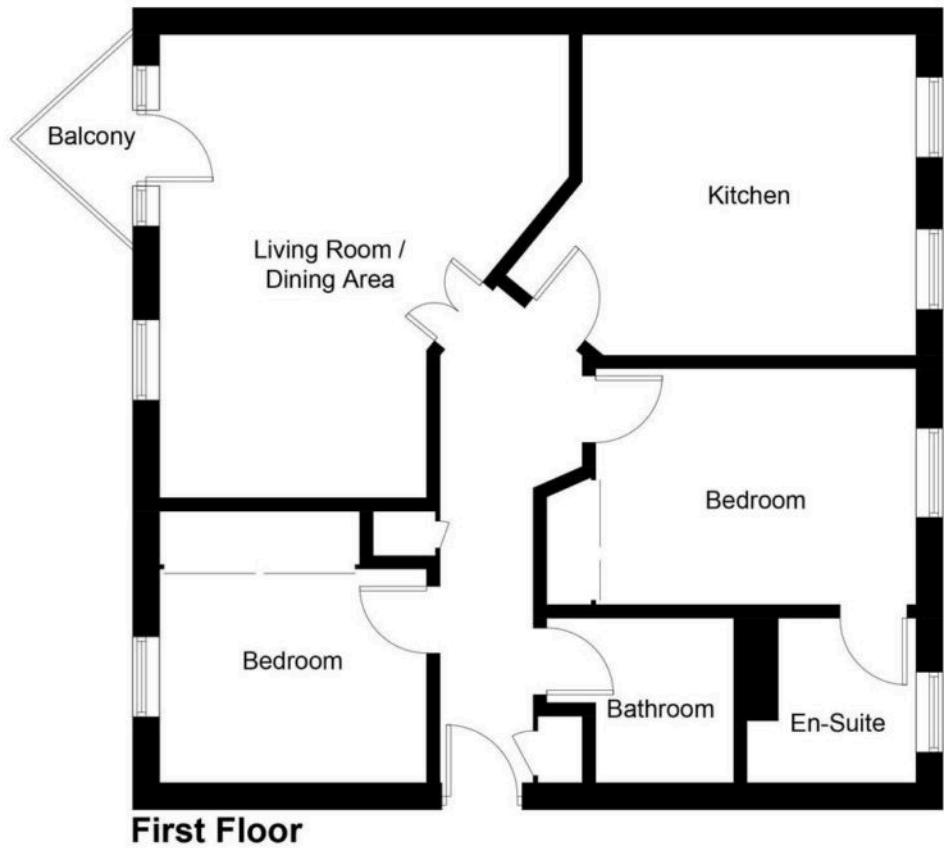


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