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Sandford Gate 1 Halley's Court

, Kirkcaldy, KY1 1NZ

Offers Over £95,000



Step inside Flat 56 at Sandford Gate, Kirkcaldy—a secure, purpose-built retirement apartment by McCarthy & Stone, offering unparalleled peace of mind and secure living. Located on the 3rd floor with lift access, you'll find a welcoming community backed by a dedicated on-site Development Manager during working hours, a 24 hour monitoring help service and ground floor facilities including a spacious and welcoming residents lounge, laundry room and kitchen. The apartment accommodation itself comprises of entrance hallway, spacious lounge/dining room, fitted kitchen, double bedroom and bathroom. Electric heaters to rooms and double glazed. Communal gardens and residential parking.

This super independent living development comprising of 62 apartment with an ownership criteria of sixty years and over, or in the case of a couple, one must be over sixty and the other over fifty-five. The property is fitted with emergency pull cords throughout connecting to the House Manager during office hours and to a centralised emergency call centre out-with office hours. There is a smoke detector system which connects direct to Fife Fire Service. Regular social activities, organised by the residents including bingo and coffee mornings.

Kirkcaldy, a vibrant Fife coastal town which offers a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels, excellent leisure facilities and a



Entry

Front entry to the property is via secure entry system into the lower hallway. Entry may also be gained from the rear parking area.

Residents Ground Floor Lounge

A large and inviting room for residents and visitors to enjoy a get together for a cuppa or to enjoy the social events run by the residents.

Communal Laundry Room & Kitchen

Features a convenient kitchen area and laundry room with residents washing and drying options, providing handy ground floor facilities.

Lift

Lift to all floors.

Apartment Entry

After vacating the lift at the 3rd floor, this apartment is accessed via a timber door into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway providing access to the lounge, bedroom and bathroom. Features a large walk-in cupboard, offering good storage facilities. Loft hatch.

Lounge/Dining Room

This spacious lounge offers flexible accommodation and an open layout, comfortably accommodating both lounging and a dining furniture. Rear facing window and convenient, direct access via French doors to the kitchen.

Kitchen

Neatly situated off the lounge for convenience with window overlooking the rear of the property, this functional kitchen space is designed for easy use. It offers fitted wall and base units, providing ample storage, and includes fitted hob, oven and extractor. Space for fridge and freezer. This development conveniently negates the need for laundry appliances in your kitchen with the handy ground floor laundry room, providing washing and drying facilities.

Bedroom

This generous double bedroom to the rear of the property benefits from mirror folding doors into wardrobe space providing hanging and storage facilities. Plenty of room for further free-standing furniture. Its size and layout ensure maximum comfort, providing a quiet and tranquil space to relax.

Bathroom

The well-proportioned bathroom is equipped with a three-piece suite, including a wash hand basin with vanity unit below, toilet, and bath with shower. The layout is practical and easy to maintain, providing all the necessary facilities for your day-to-day needs.

Heating

The property benefits from electric wall heaters.

Double Glazing

The property is double glazed.

Residents Parking

Private parking is available through the attractive archway to the rear of the building.

Communal Garden

Beautiful communal garden grounds featuring mature shrubs, bushes and benches. An ideal area for residents and guests to enjoy the peaceful setting and ambience.

Factor Fee

The factor fee is approximately £194 per month and includes the building Insurance, development manager salary, lift maintenance, gardens, car park, communal areas maintenance, secure entry system maintenance, emergency out-of-hours service and laundry. The factors are First Port.

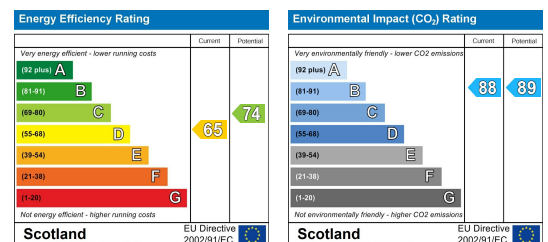
Monitoring Service

First Port Management Service provide out of hours assistance and the Appello alarm service.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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