



20 Nelson Street

, Kirkcaldy, KY2 5AU

Offers Over £65,000



Fantastic opportunity to acquire a main-door, ground-floor flat in a popular residential area of Kirkcaldy. Offering great potential for first-time buyers, downsizers, or buy-to-let investors, this property requires a degree of upgrading, allowing the successful purchaser to tailor the space to their own taste. The accommodation features a spacious lounge, a kitchen, a well-proportioned double bedroom and a separate modern shower room. Practical benefits include gas central heating and double glazing throughout. Complete with its own small front and rear garden sections and shared drying green, handy front and side door entry, this property combines convenience with excellent development potential.

Kirkcaldy, the vibrant "Lang Toun," offers a perfect blend of coastal charm and modern urban convenience on the northern shores of the Firth of Forth. Renowned for its stunning four-mile waterfront and historic Dysart Harbour, the town boasts extensive green spaces including the award-winning Beveridge and Ravensraig Parks. Residents enjoy a rich cultural scene centered around the Kirkcaldy Galleries and Adam Smith Theatre, alongside a bustling High Street and diverse local amenities. With excellent rail links to Edinburgh and Dundee, highly regarded schools, and significant ongoing regeneration projects, Kirkcaldy presents an ideal opportunity for families and professionals seeking a high quality of life in one of Fife's most historic and well-connected hubs.



Entry

Entry to the property via uPVC door into the entrance vestibule.

Entrance Vestibule

The entrance vestibule leads into the hallway.

Hallway

The hallway provides access to the bedroom, shower room and lounge.

Lounge 11'0" x 12'8" (3.37m x 3.87m)

The rear facing lounge is a great space with some cupboards and shelving. Doorway into kitchen.

Kitchen 6'1" x 11'0" (1.86m x 3.37m)

The kitchen features base and wall units. Integrated hob, oven, sink and drainer. Two windows, providing ample natural light. Door to the side, leading out onto the pathway to the rear garden.

Bedroom 12'7" x 12'10" (at widest) (3.84m x 3.92m (at widest))

Good sized front bedroom with double window formation. Sliding wardrobes offering storage options. Gas boiler located within the wardrobe and further cupboard housing the meters.

Shower Room

Well presented shower room with generous cubicle and twin shower head, sink with vanity drawers below and toilet. Features wet wall to ceiling and walls, offering a modern bathing space.

Gas Central Heating

The property benefits from gas central heating with the boiler located in the bedroom cupboard.

Double Glazing

The windows are double glazed throughout the property.

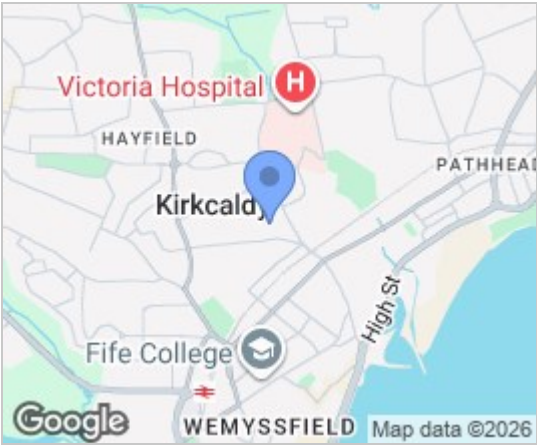
Garden Area

Small private garden space to the front and rear with shared drying area.

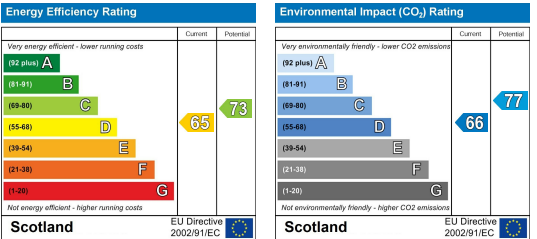
Viewing

Viewing by appointment. Please call us on 01592 757114 or email property@innesjohnston.co.uk to book your slot.

Area Map



Energy Efficiency Graph



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