



3 School Lane

, Kirkcaldy, KY1 3HQ

Offers Over £145,000



Quirky Mid-Terraced Cottage! The Ultimate Blend of Character and Modern Comfort.

Nestled in a quiet, sought-after pocket of Kirkcaldy, this charming mid-terraced cottage on School Lane is far from your average home. Perfectly blending traditional "quirky" character with a high-spec, modern finish, this property is presented in move-in condition. Boasting lounge, modern fitted kitchen, a unique bar/dining area, two bedrooms, shower room and beautifully maintained gardens, it offers a stylish lifestyle just steps away from local amenities and transport links. Please read information below for further details on the upgrades made in 2022.

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.



Entrance

Entry to the property is via modern composite door into the entrance vestibule which in turn leads into the entrance hallway.

Entrance Hallway

The entrance hallway provides access to the lounge with steps to the dining/bar area and kitchen.

Lounge 11'8" x 13'2" (3.58 x 4.02)

A bright and inviting space that serves as the heart of the home. The lounge features neutral decor and a cosy atmosphere, providing the perfect spot to relax. Lovely bay windows to the front allow for plenty of natural light, highlighting the quality flooring and finish found throughout the property. Cupboard with meters located within.

Bar/Dining Area 13'4" x 13'11" (4.07 x 4.25)

The trendy showstopper of the ground floor. This clever use of space creates a fantastic social hub, featuring a bespoke bar area ideal for entertaining guests. Whether you're hosting a dinner party or enjoying a quiet drink, this unique space adds a touch of personality and luxury rarely found in traditional cottages. Steps up from the hall and down to the kitchen area.

Kitchen 9'4" x 5'6" (2.85 x 1.69)

A modern kitchen equipped with a range of high gloss wall-mounted and floor-standing units. It features integrated appliances including hob, oven and extractor with sleek worktops, sink and drainer. A layout designed for efficiency without compromising on style with window overlooking the rear of the property. Also features utility area at rear door, accommodating your appliances with wall units above.

Shower Room 4'10" x 8'3" (1.48 x 2.53)

Located on the lower ground floor with a couple of steps down from the kitchen, this contemporary suite was installed in 2022. Finished to a high standard, it includes a walk-in shower cubicle, modern wash-hand basin with vanity unit below and toilet, all complemented by stylish tiling to the walls.

Stairs

Stairs from the bar/dining area leading to the bedrooms. The landing maintains the cottage's unique flow and provides access to the loft space.

Bedroom 16'2" x 11'5" (4.95 x 3.49)

What a cosy, quirky bedroom with dormer windows overlooking the rear of the property.

Bedroom 10'4" x 12'0" (3.17 x 3.67)

Another characterful bedroom with dormer windows overlooking the front of the property.

Gas Central Heating

Full gas central heating with new boiler installed in 2022 and located in the kitchen. The boiler was last serviced in April 2026.

Double Glazing

Double glazed windows installed in 2022.

Gardens

Front garden which is paved with decorative planter section. Beautiful rear gardens, surrounded by walls and fencing, a great sun trap! Features sections of paving and chips. Just a great outdoor space to enjoy the good weather! Garden shed included in the sale.

Viewing

Viewing is recommended to appreciate this charming property. Just call us on 01592 757114 to arrange or email property@innesjohnston.co.uk

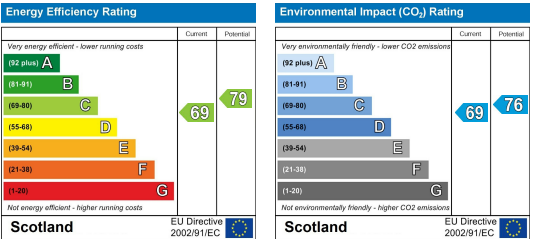
Measurements

Measurements taken at widest points.

Area Map



Energy Efficiency Graph



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