



## 39 Williamson's Quay

, Kirkcaldy, KY1 1JS

Offers Over £125,000



Experience the ultimate coastal lifestyle in this absolutely beautiful first-floor apartment. Situated within a prestigious modern residential block, with breath taking, uninterrupted sea views to the front, this property perfectly blends convenience, comfort and one of the most sought-after locations in Kirkcaldy. Comprising hallway, lounge, fitted kitchen, two bedrooms, master en suite and bathroom. Gas central heating and double glazing provide all round efficiency. Dedicated parking space also included. Whilst in need of some cosmetic work internally, this property offers a wonderful opportunity for you to put your stamp on your very own seaside retreat!

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 host of recreational facilities such as Beveridge Park and the Adam Smith Theatre. The town boasts excellent transport links, including its own bus station and the Kirkcaldy railway station with direct connections to Edinburgh, Dundee and beyond. The A92 road link gives access to Edinburgh and all major local towns, making it an ideal commuter base.

Viewing by appointment only!



## Entry

Entry to this lovely property is via security, key-lock door into the lower hallway. Stairs to upper landing, where this apartment is situated and entered via a hardwood door into the entrance hallway.

## Entrance Hallway

The entrance hallway provides access to the lounge, kitchen, both bedrooms and bathroom. The hallway boasts two cupboards, one currently housing a dryer with shelves and another walk in cupboard with shelving and coat hooks, both offering good storage options.

## Lounge 15'10" x 19'4" (4.85 x 5.9)

The heart of the home is this beautiful lounge, where fabulous bay V-angle feature windows, plus another window formation, faces to the front of the property, framing the wonderful panoramic sea views. Flooded with natural light, this space is perfect for both quiet relaxation and sophisticated entertaining. The rhythmic sound of the waves provides a serene backdrop to your daily life. Just such a lovely space to enjoy water front life!

## Kitchen 10'3" x 11'5" (3.13 x 3.48)

Spacious kitchen, big enough to accommodate a table and chairs. Facing to the rear of the property comprising an array of base and wall units. Integrated hob, oven, extractor, dishwasher, fridge/freezer and washing machine.

## Master Bedroom 11'5" x 9'10" (3.49 x 3.02)

The principal bedroom is a true sanctuary. Facing to the rear of the property, it is neutrally decorated, serving as a peaceful retreat at the end of the day. Double mirror wardrobes providing ample storage options and door into en suite.

## En Suite

Again with window to the rear, this en suite features shower cubicle with electric shower, wash hand basin, bidet and toilet.

## Bedroom 9'3" x 11'0" (2.84 x 3.36)

A versatile and spacious second double bedroom, perfect for guests, a home office, or a stylish dressing room. Also feature double mirror wardrobes. Window formation to the front with stunning sea views, such a lovely room!

## Bathroom

Family bathroom comprising of bath with shower attachment, wash hand basin and toilet.

## Gas Central Heating

The property boasts gas central heating throughout with boiler located within a kitchen cupboard. Please note that the new boiler was installed in December 2025.

## Double Glazing

The property has double glazing to all windows.

## Parking

The property benefits from a dedicated parking space.

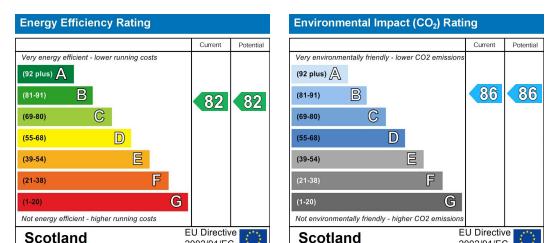
## Factor Fee

Please note that this property has a monthly fee of around £70 per month.

## Area Map



## Energy Efficiency Graph



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