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## 5 Nile Street

, Kirkcaldy, KY2 5AX

Offers Over £70,000



Calling all first time buyers, savvy investors or downsizers! Nestled in a popular Kirkcaldy locale, this spacious ground floor flat offers the ultimate blend of "ready to move into" with a taste of "put your own stamp on it" in certain areas. Comprises main door entrance directly into the kitchen, lounge, two bedrooms and bathroom. Gas central heating and double glazing throughout. Small front garden section and shared rear section.

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!



## Entrance

Entrance to the property is directly into the kitchen which in turn provides access to the lounge.

## Kitchen 7'8" x 6'0" (2.34 x 1.84)

Functional and well-positioned, this fitted kitchen provides a practical layout with base and wall storage units. Features integrated hob, oven, fridge, washing machine, sink and drainer. Window overlooking the rear garden and entrance door. Boiler to wall.

## Lounge 12'7" x 16'4" (3.84 x 5)

A bright and airy focal point of the home. The lounge offers ample space for various furniture configurations and features a handy nook perfectly suited for a small table, making it an ideal spot for entertaining or quiet weeknight dinners. Cupboard housing meters with shelving above. Door into the front hall.

## Hallway

Provides access to the lounge, bathroom and both bedrooms.

## Bedroom 7'10" x 12'5" (2.4 x 3.81)

Good sized double bedroom characterized by full-length fitted wardrobes. The floor-to-ceiling storage ensures a clutter-free environment while maximizing the floor space. Window formation to the front.

## Bedroom 8'2" x 8'5" (2.51 x 2.59)

A versatile second bedroom, perfect for guests, a child's room, or a spacious home office for those working remotely. Recess storage/wardrobe area and window overlooking the front of the property.

## Bathroom

A practical layout featuring bath with shower above, wash hand basin and toilet.

## Gas Central Heating

Gas central heating throughout with the boiler located in the kitchen.

## Double Glazing

Double glazing to all windows.

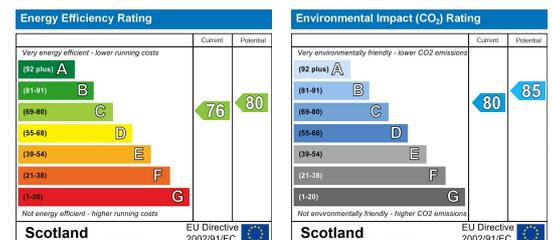
## Garden

This property benefits from a small front garden section. The rear garden section is shared with the property above and is located to the top right corner, nearest the property.

## Area Map



## Energy Efficiency Graph



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