



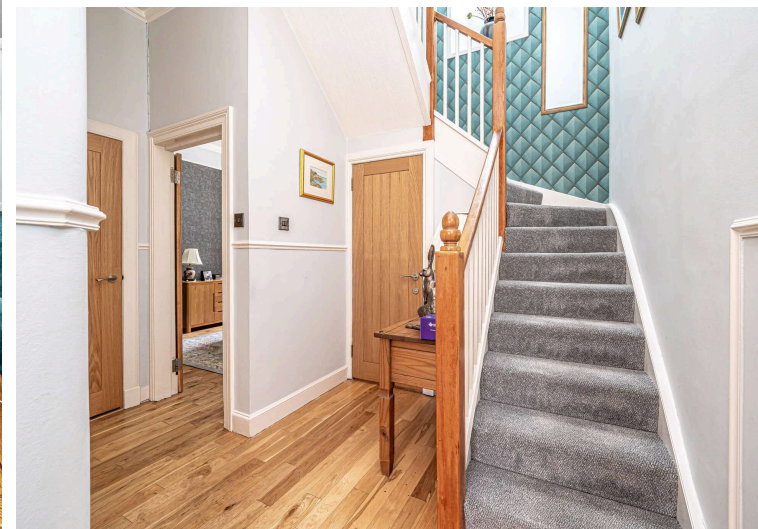
Morgans

PROPERTY

3 Ravenscraig Street, Kirkcaldy, KY1 2AL

Offers Over £225,000





Two-bedroom terraced home



Large fitted kitchen



First floor W.C.



EPC Rating -



1,077 sq ft of living space



Lounge and separate dining room



Ground floor shower room



Council Tax Band -



## Welcome

This two-bedroom terraced home offers well-proportioned accommodation over two floors, extending to over 1,000 sq ft — a notably generous footprint for a property of this type. The ground floor provides a lounge, a separate dining room, a large fitted kitchen, and a shower room. A useful storage cupboard and entrance porch complete this level. The first floor comprises two bedrooms and a W.C. The principal bedroom is a particularly spacious room offering excellent double accommodation. Situated on Ravenscraig Street, Kirkcaldy, KY1 2AL, the property is within easy reach of local amenities, schools, and transport links.





### **EXTRAS INC. IN SALE/AGENTS NOTE**

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



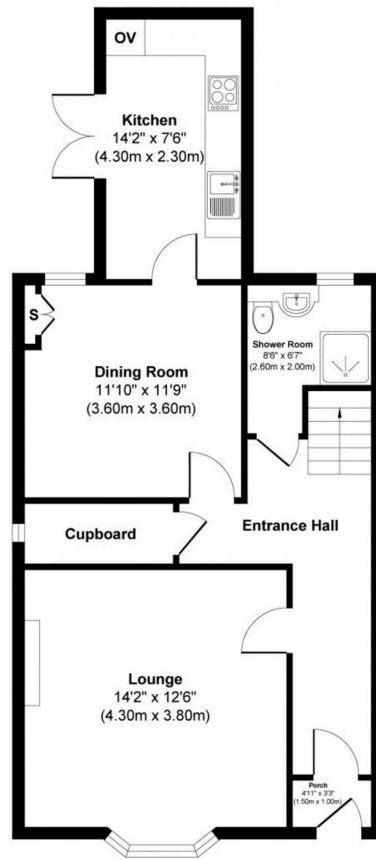


## Kirkcaldy

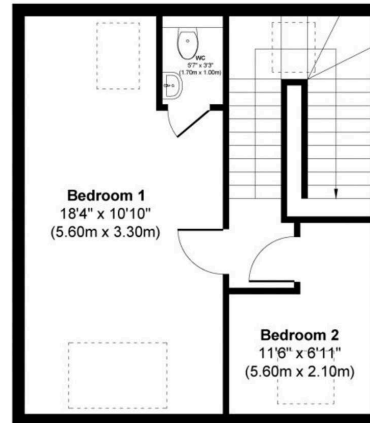
Kirkcaldy offers residents the privilege of living by the sea. Enjoy picturesque coastal walks that provide breath taking views of the Firth of Forth. Kirkcaldy boasts a fascinating history from historic landmarks to museums and art galleries. You'll find an array of shopping centres, restaurants, cafes, and recreational facilities to cater to your every need and desire. The town is home to excellent schools and quality education is easily accessible. With an abundance of parks, green spaces, and nature reserves, Kirkcaldy is a haven for outdoor enthusiasts allowing you to can enjoy the tranquillity of nature without venturing far from home. Located conveniently within the heart of Fife, Kirkcaldy provides excellent transport links to Edinburgh and other major cities in Scotland, whether travelling by either road or rail.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



**Ground Floor**  
**Approximate Floor Area**  
**668 sq. ft**  
**(62.10 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**409 sq. ft**  
**(37.99 sq. m)**

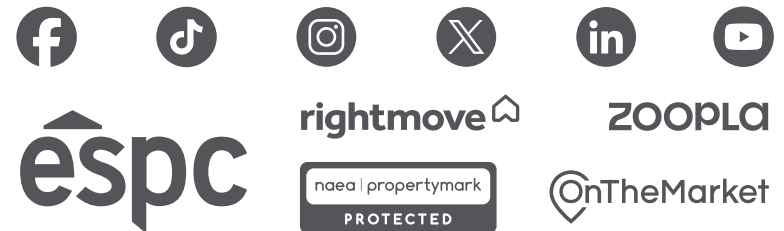


**Approx. Gross Internal Floor Area 1077 sq. ft / 100.09 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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