HUTCHISON WAY KIRKCALDY | FIXED PRICE £145,000

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THE PROFESSIONAL ESTATE AGENTS

HUTCHISON WAY

KIRKCALDY

£145,000

£5K BELOW HOME REPORT VALUE - SUPERB OPPORTUNITY FOR INVESTORS AND FIRST TIME BUYERS ALIKE

Nestled in the charming area of Hutchison Way, Kirkcaldy, this delightful property offers a perfect blend of comfort and modern living. With a generous space of 775 square feet, this home features three well-proportioned bedrooms, making it ideal for families or those seeking extra room for guests or a home office.

The property boasts a welcoming reception room, providing a warm and inviting space for relaxation and entertaining. Additionally, there are two bathrooms, ensuring convenience for both residents and visitors alike. Built in 2005, this home benefits from contemporary design and construction, offering a fresh and appealing atmosphere.

Kirkcaldy is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This property presents a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of a modern home. Whether you are a first-time buyer or seeking a new family residence, this property is certainly worth considering.

Description & Location

A well-presented home in a quiet residential pocket of Kirkcaldy, offering comfort, practicality, and excellent access to local amenities. Ideal for buyers seeking a peaceful setting with strong transport links and coastal walks.

Situated in a calm, established neighbourhood. Close to shops, schools, leisure facilities, and transport routes.

Easy access to Kirkcaldy's esplanade, Beveridge Park, and coastal walks with convenient commuting links to Edinburgh, Dundee, Glasgow Fife in general.

Bright, welcoming lounge space with generous natural light.

The kitchen/dining area is functional layout with good storage and workspace. All appliances remain in situ.

The property boasts three comfortable bedrooms, one with French doors and a balcony, which may be an ideal office space or dining area.

Main bathroom — Practical and well-maintained, with modern fixtures and jacuzzi. The master bedroom possesses an en-suite shower room.

Car parking space available and secure front entrance to this top floor flat with superb views.

Convenient access routes: positioned perfectly for quick travel across Kirkcaldy, out toward Glenrothes, or across the River Forth to Edinburgh via the A92. Close to everyday essentials: supermarkets, schools, medical centres, and leisure facilities all within easy reach, making daily life effortless.

Safe, walkable surroundings: ideal for dog-walking, evening strolls, and kids playing outside. There exists good public transport links nearby, offering reliable bus routes into the town centre and beyond.

A property with potential - beautifully decorated - enjoy this home which provides long-term value and lifestyle flexibility.

Essential Features

* Sought-After Residential Address
* Top Floor flat
* Cul-De-Sac Setting
* Spacious Lounge
* 3 Bedrooms (Built-In Wardrobes in Master)
* Ensuite shower room
* Jacuzzi in main bathroom
* Gas Heating & Double Glazing

Outside space and car parking

Car parking space for one vehicle plus visitor spaces.

Factor Fees

A factoring fee of approximately £100 per month covers building insurance and landscaping. This can be paid monthly or annually.

Want to book a viewing appointment?

This flat is outstanding condition - be the first to view. Contact Lynda@amazingresults.com or call 07809 330678. 7 days a week.

Want to know what your home is worth?

Find out today what your home is really worth! Get a free property valuation and market analysis with your local Professional Estate Agent Lynda Wilson, 7 days a week 8am-8pm or book a free valuation online.

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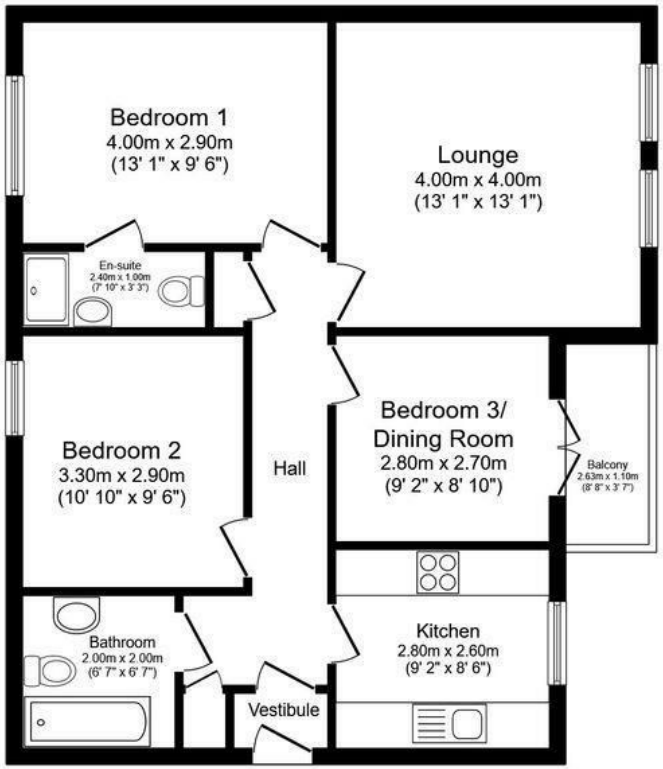
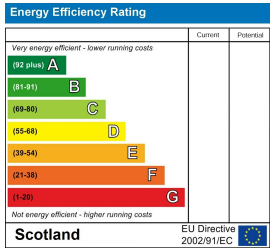
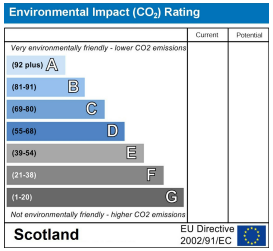


Total floor area 70.4 sq.m. (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com





To view this property call **AMAZING RESULTS!™** on 07809 330678

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