

77 Nicol Street

KIRKCALDY, FIFE, KY1 1PA



Excellent first time buyers purchase or buy-to-let investment in move-in condition



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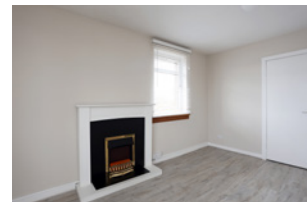


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McEwan Fraser Legal is delighted to present this superb apartment. Offering excellent value for money, this top-floor flat is located in a modern apartment block and ideally positioned for access to Kirkcaldy town centre. The property is also ideally positioned for quick access to Edinburgh City Centre.

THE LOUNGE



The hallway is central to the accommodation, from here the lounge is bright and elegant, with wooden flooring and a large bay window, plus a further side aspect window, ensuring plentiful natural daylight.

THE KITCHEN



The kitchen was newly fitted less than 2 years ago and offers modern units at floor level and a large storage cupboard.





The bathroom benefits from a three-piece suite with a shower over the bath and a glazed screen. The double bedroom with wardrobes completes the accommodation available.

THE BATHROOM



THE BEDROOM

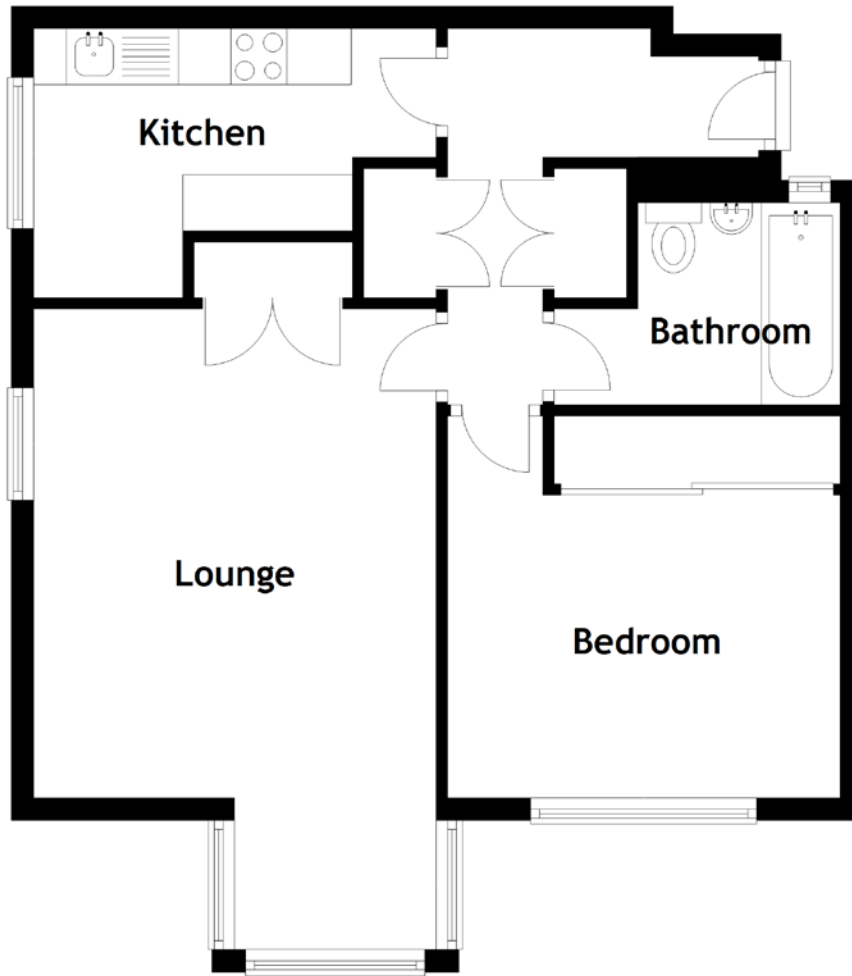


The property enjoys the benefits of double-glazing and gas central heating with newly installed heaters in the last couple of years. The property also benefits from private allocated parking with ample visitor parking also available. A laundry room is located on the ground floor entry system.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

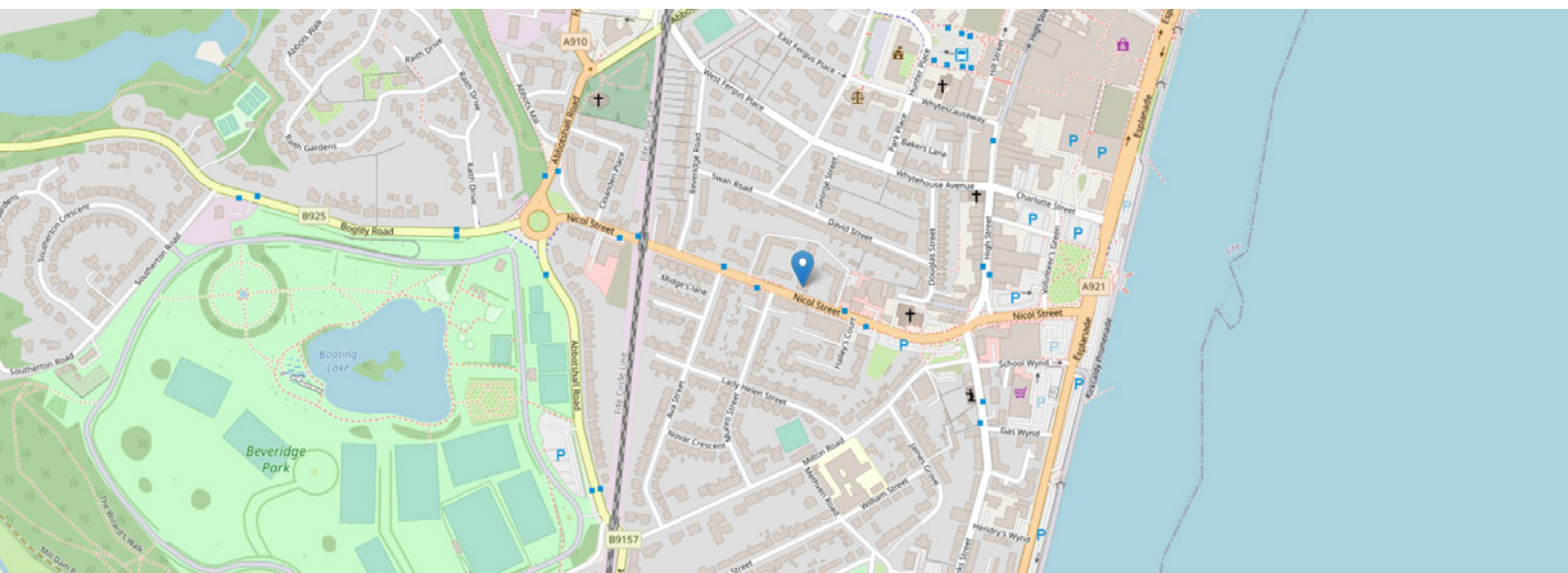


Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.59m (11'9")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Bedroom	3.50m (11'6") x 3.40m (11'2")
Bathroom	2.55m (8'4") x 1.80m (5'11")

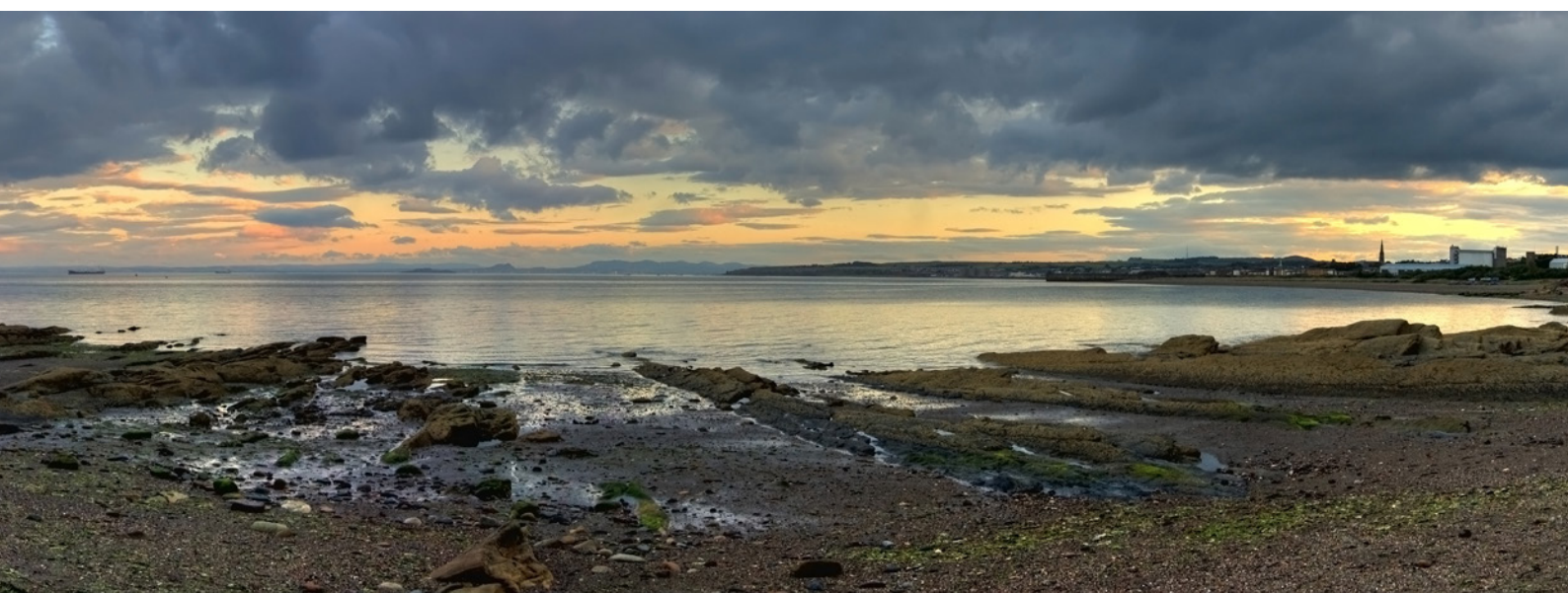
Gross internal floor area (m²): 51m²
EPC Rating: D

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses. There are also four secondary schools and twelve primary schools.





Kirkcaldy train station is easily accessed by this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. For those who enjoy the outdoors.



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