

82 Victoria Road

KIRKCALDY, FIFE, KY1 1DQ



This one bedroomed flat with a garage is an excellent first-time buyers purchase or buy-to-let investment



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82 Victoria Road is a beautifully presented ground-floor flat within a desirable area. The property has been carefully maintained by the present owners and is in move-in condition.

THE LOUNGE/KITCHEN



Entrance to the building is via its own front door leading into a well-maintained hallway. The welcoming reception hall leads to the open-plan studio apartment. The lounge and kitchen area features a window to the rear maximizing the open outlook. The modern fitted kitchen has a full range of floor and wall-mounted units.





The bedroom area is a good size and offers space for large wardrobes and has further windows with views to the front. The three-piece family shower room with a white suite and partial tiling completes the accommodation on offer.

THE SHOWER ROOM



THE BEDROOM

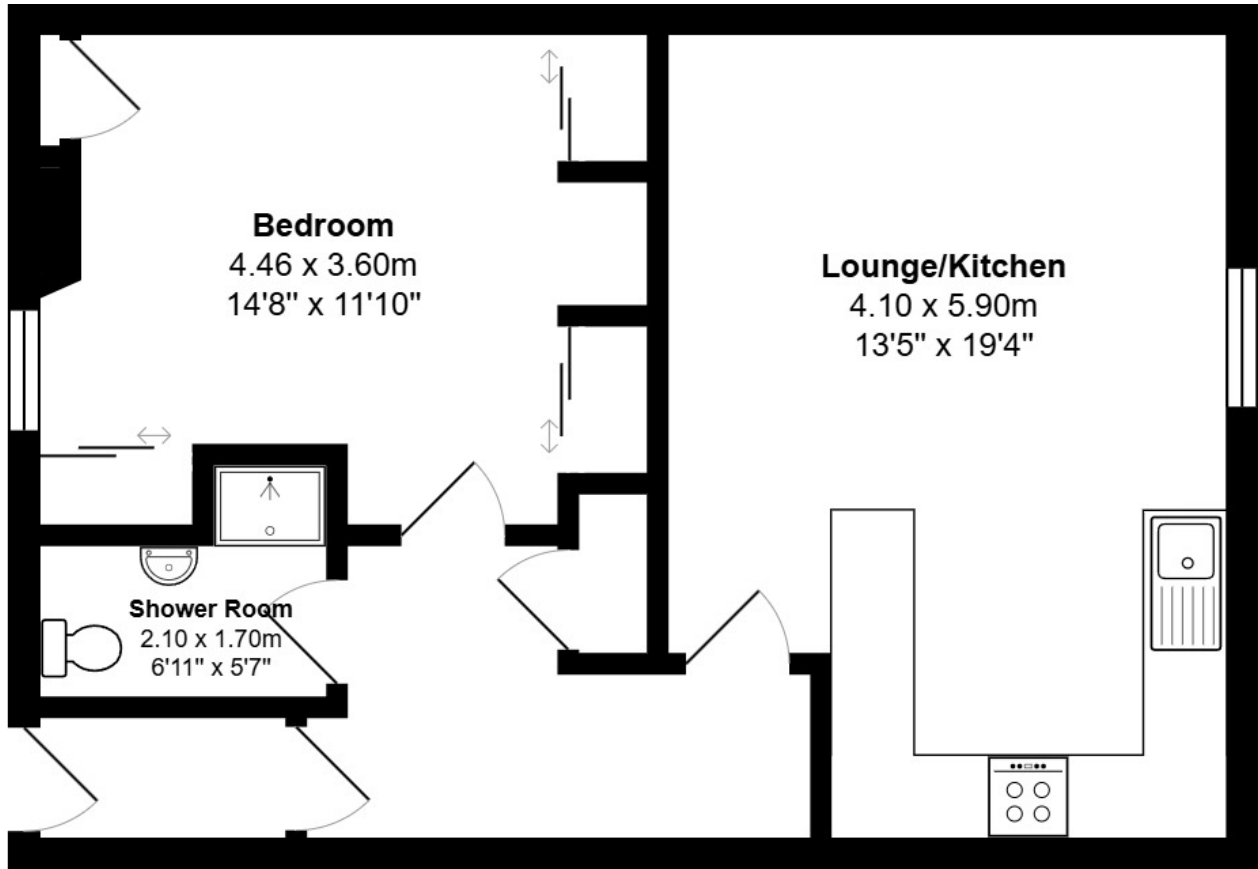


The property further benefits from double glazing and gas central heating. There is unrestricted on-street parking and a garage to the side of the property.

EXTERNALS

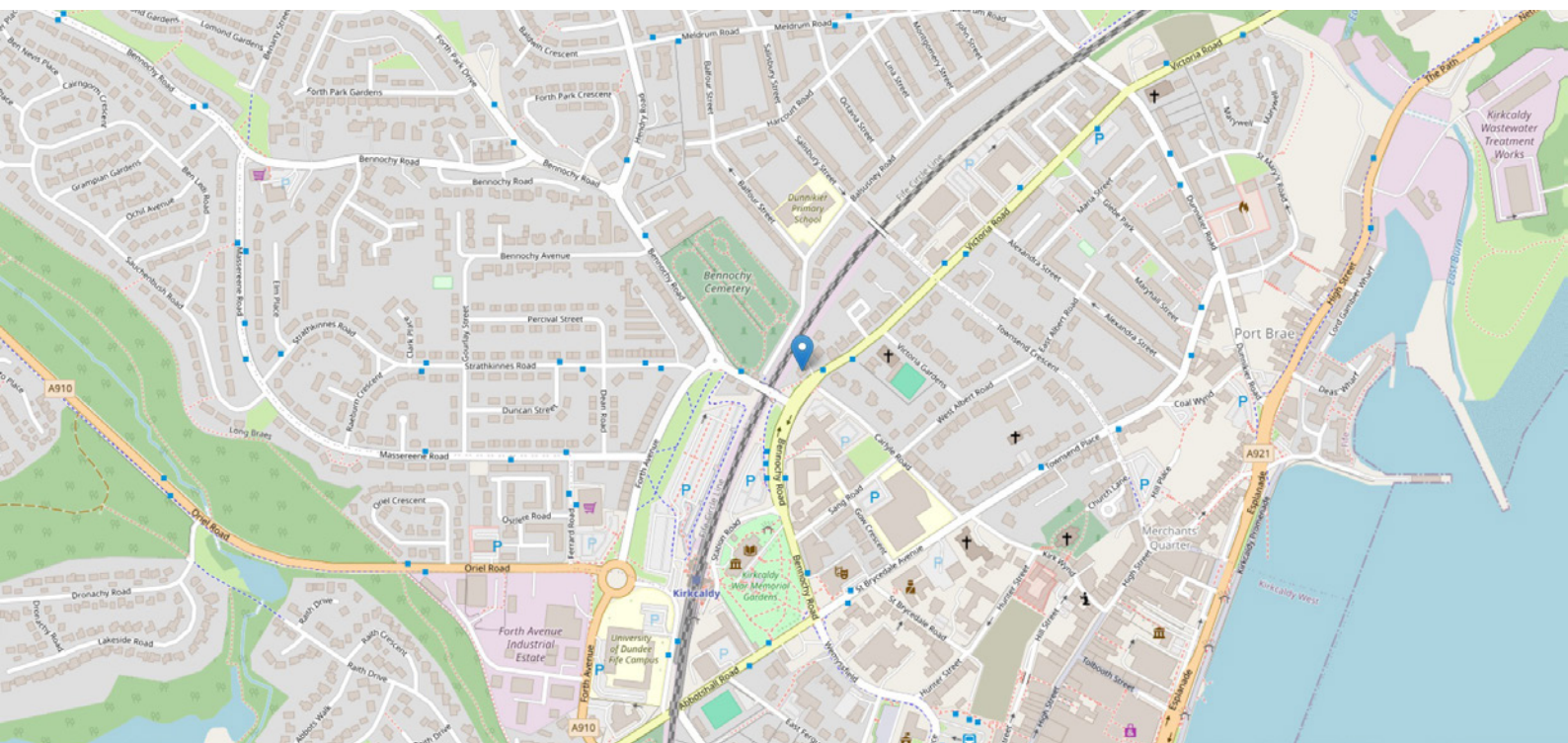


FLOOR PLAN, DIMENSIONS & MAP



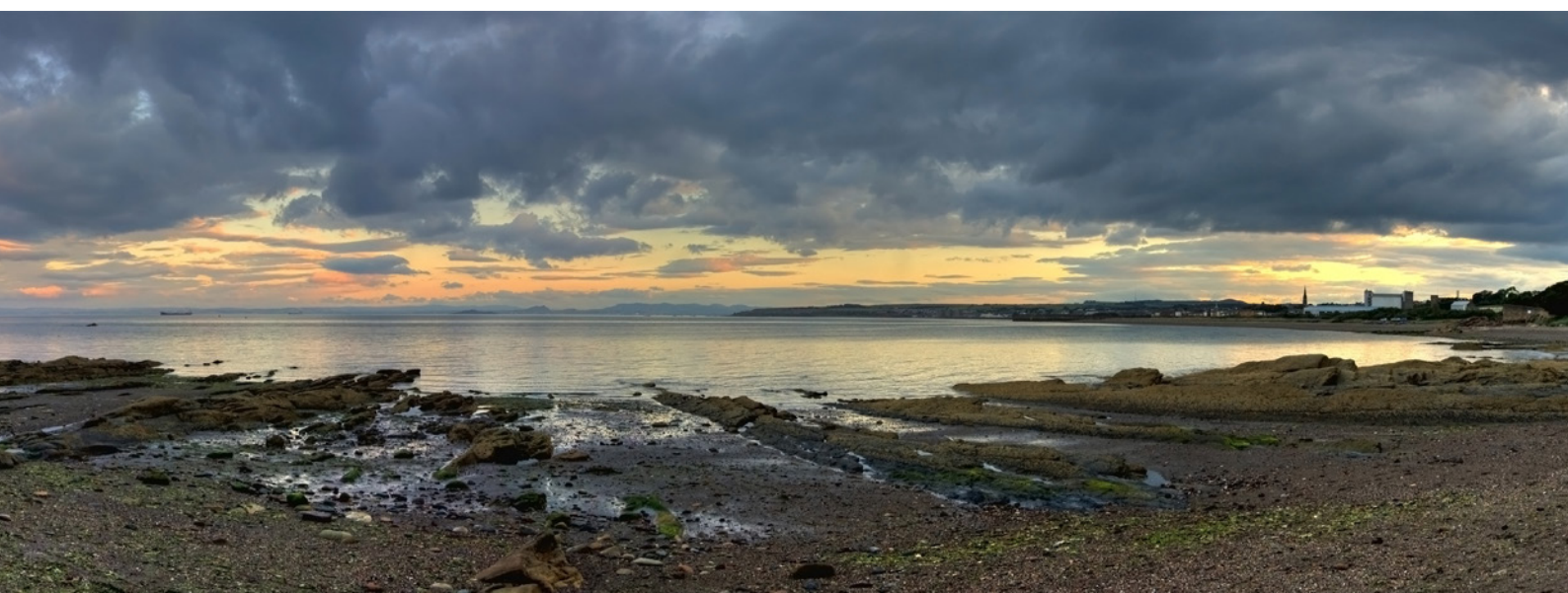
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 53m²
EPC Rating: D



THE LOCATION

For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the north of Dunfermline and the Forth Bridges. 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 within close proximity and 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.



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