

15 Nile Street

KIRKCALDY, KY2 5AX



*One-bedroom, ground-floor flat with
its own front and back doors*



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McEwan Fraser Legal is delighted to present to the market this spacious and beautifully presented one-bedroom ground-floor flat, offering both comfort and convenience. With the rare benefit of having both a front and back door, this charming property is ideal for those seeking accommodation on one level.

THE LOUNGE



The interior boasts a well-appointed kitchen, perfectly suited for modern living, and a stylish shower room complete with a walk-in shower for ease and practicality. The flat's thoughtful layout is complemented by its immaculate presentation, making it ready to move into without any need for immediate updates.

THE KITCHEN



THE HALLWAY & SHOWER ROOM



THE BEDROOM



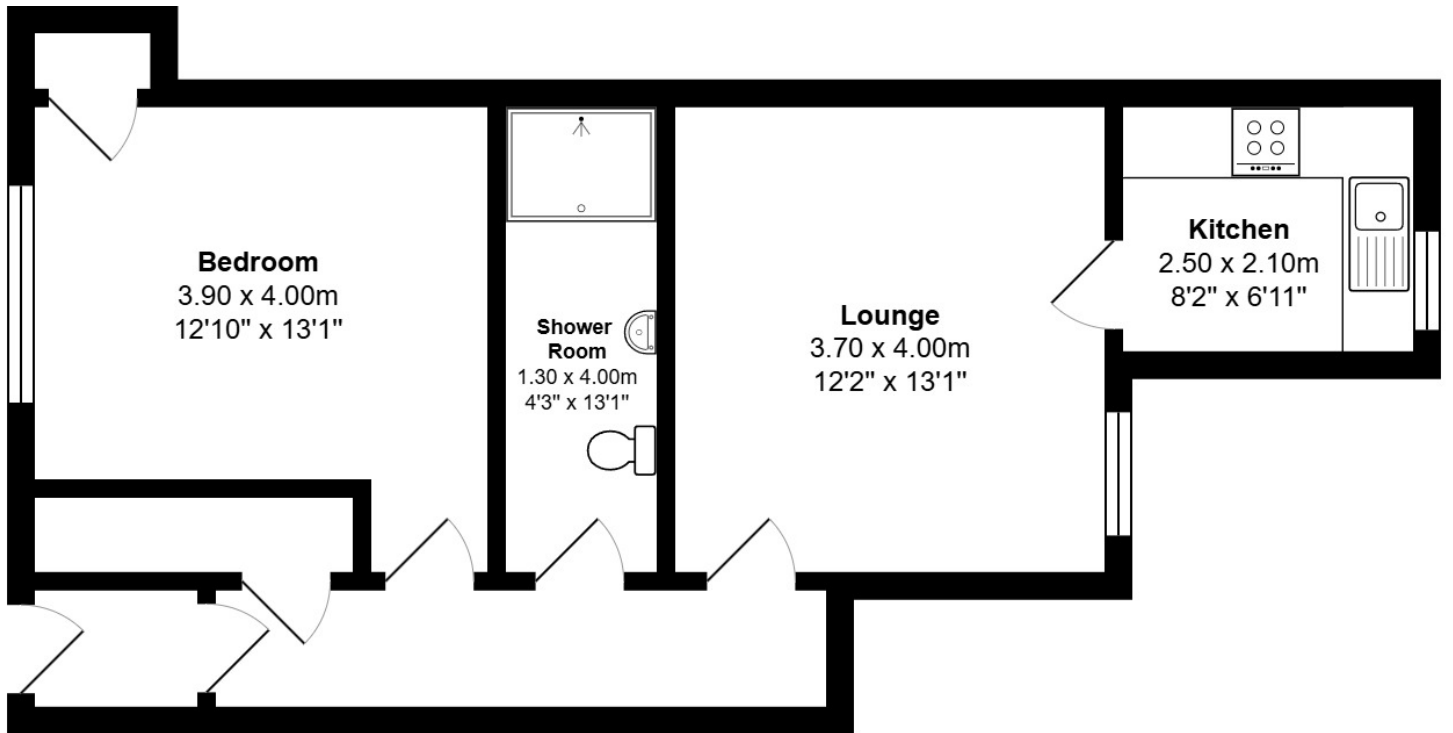
Externally, the property features a delightful private terrace accessible via the back door, providing an ideal spot for relaxing or enjoying a morning coffee. At the front, there is a small, low-maintenance garden that enhances the property's charm. With only one step to the front door, this home is particularly well-suited for individuals requiring easy access and single-level living.

Whether you're a first-time buyer, downsizer, or seeking a peaceful retreat, this property offers an excellent opportunity to step into a beautifully maintained home. Early viewing is highly recommended to appreciate everything this wonderful flat has to offer.

EXTERNALS

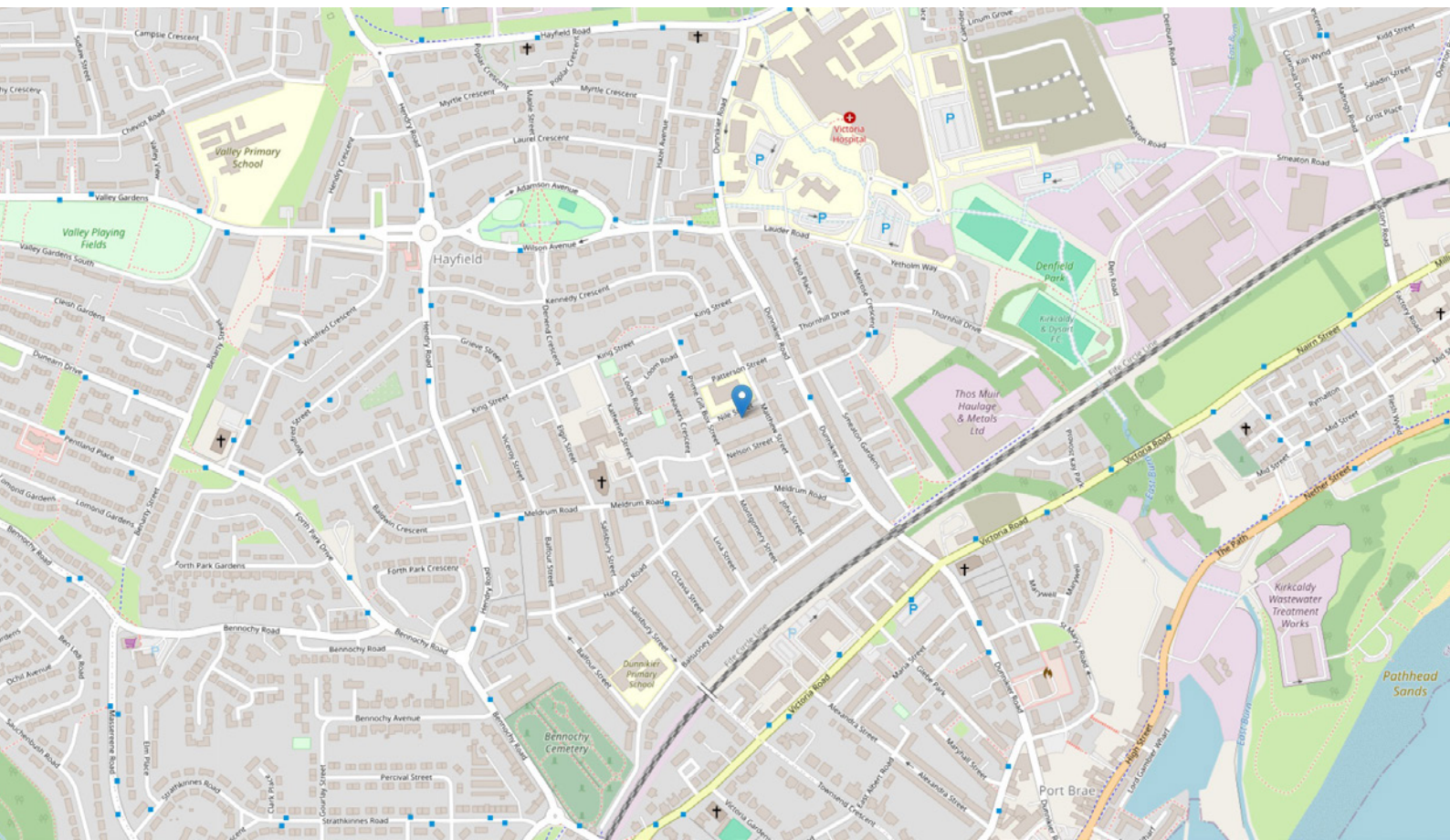


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

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



THE LOCATION

Kirkcaldy, located on the scenic coastline of Fife, offers a vibrant and diverse community steeped in history, culture, and modern amenities. Known as the “Lang Toun” due to its historic mile-long High Street, this bustling town combines its rich heritage with contemporary living, making it a sought-after location for homeowners. For those seeking convenience, Kirkcaldy boasts excellent transport links, including its railway station with regular services to Edinburgh, Dundee, and beyond, and easy access to the A92 for road travel. Families will appreciate the town’s array of highly regarded schools and its proximity to further education facilities.





Kirkcaldy is also a haven for leisure and recreation. The stunning esplanade offers breathtaking coastal views and is perfect for scenic walks or cycling. The town is home to a variety of parks, including the well-loved Beveridge Park, with its boating pond, gardens, and open green spaces ideal for family outings. The nearby Ravensraig Park and Castle provide further opportunities to enjoy the area's natural beauty and history.

Residents benefit from a wealth of amenities, including shopping centres, independent retailers, restaurants, and cafes, alongside cultural attractions such as the Adam Smith Theatre, which hosts an array of performances and events. Kirkcaldy's lively community spirit is showcased through its annual events, such as the famous Links Market, Europe's longest street fair.

With its blend of coastal charm, rich heritage, and modern conveniences, Kirkcaldy offers an enviable lifestyle that appeals to families, professionals, and retirees alike. Whether you're seeking a quiet retreat or a vibrant town life, Kirkcaldy truly has something for everyone.



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