

1 Braehead Cottages

MID STREET, KIRKCALDY, FIFE, KY1 2PF



*BEAUTIFUL THREE BEDROOM COTTAGE WITH
ELEVATED GARDENS GIVING PANORAMIC VIEWS*



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1 Braehead Cottages is a delightful end-terraced cottage situated within a sought-after location. The property has been carefully maintained over the years and is presented in immaculate order throughout. Nestled in the heart of town, this property offers unparalleled access to local amenities, including a short stroll to the scenic Ravenscraig Park, the Fife Coastal Path, and Kirkcaldy Train Station. The property itself is in walk-in condition and offers comfortable accommodation throughout. It would make for a fantastic family home. Benefits include gas central heating, double glazing and stunning garden grounds to the rear.

Internally, the accommodation extends to the entrance hall with a WC and storage cupboard. The bright sun room/dining room is a wonderful place for entertaining with family and friends, with access to the kitchen and the rear gardens. The fitted kitchen is new with a great selection of wall and base units with a floating island. The lounge is a good size with dual aspect windows flooding the room with natural light.





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The staircase leads to the upper level, where you will discover three large double bedrooms with the master offering built-in wardrobe space. A three-piece family bathroom with a white suite with a shower over, this completes the accommodation on offer.





Bedroom 2

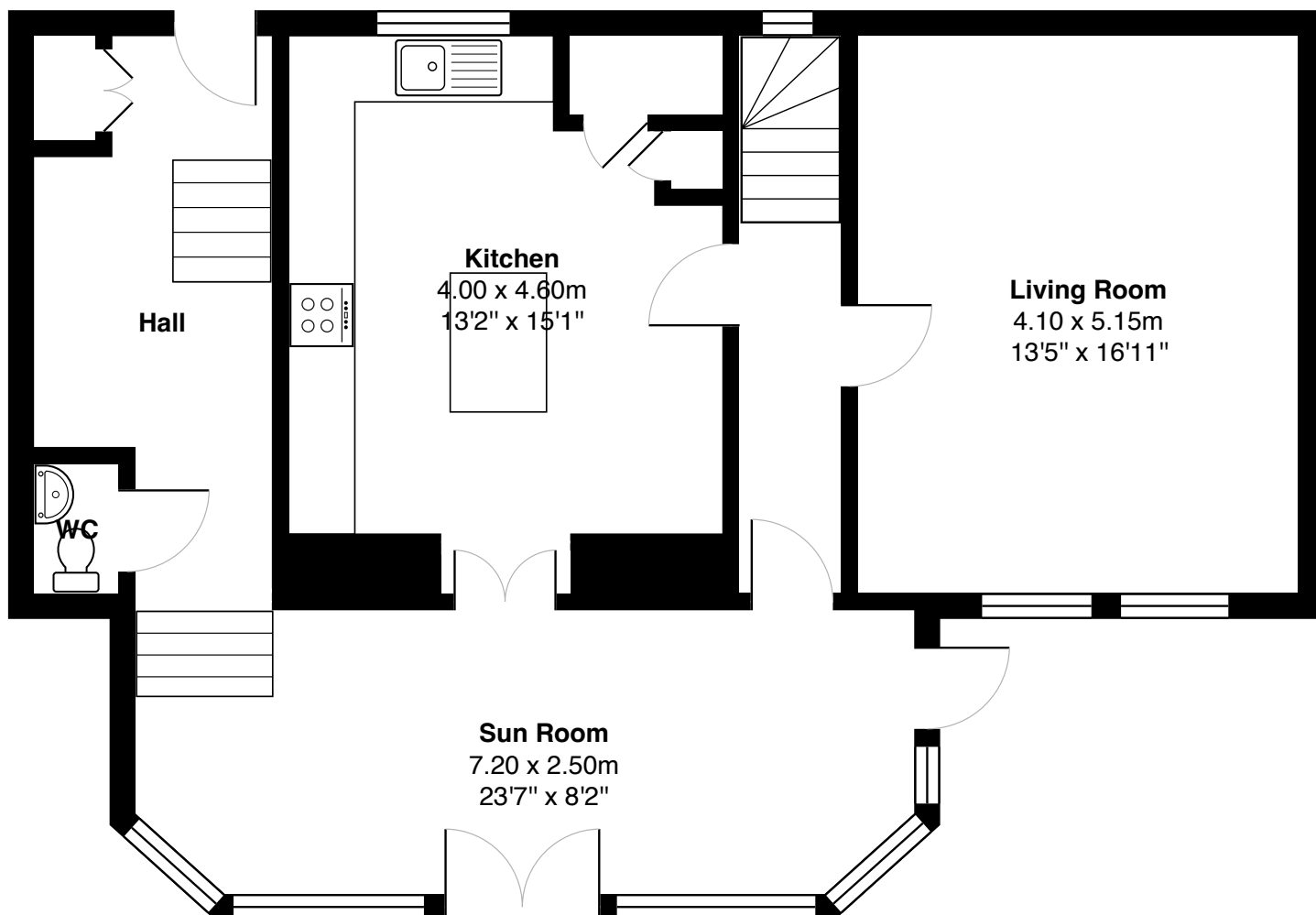
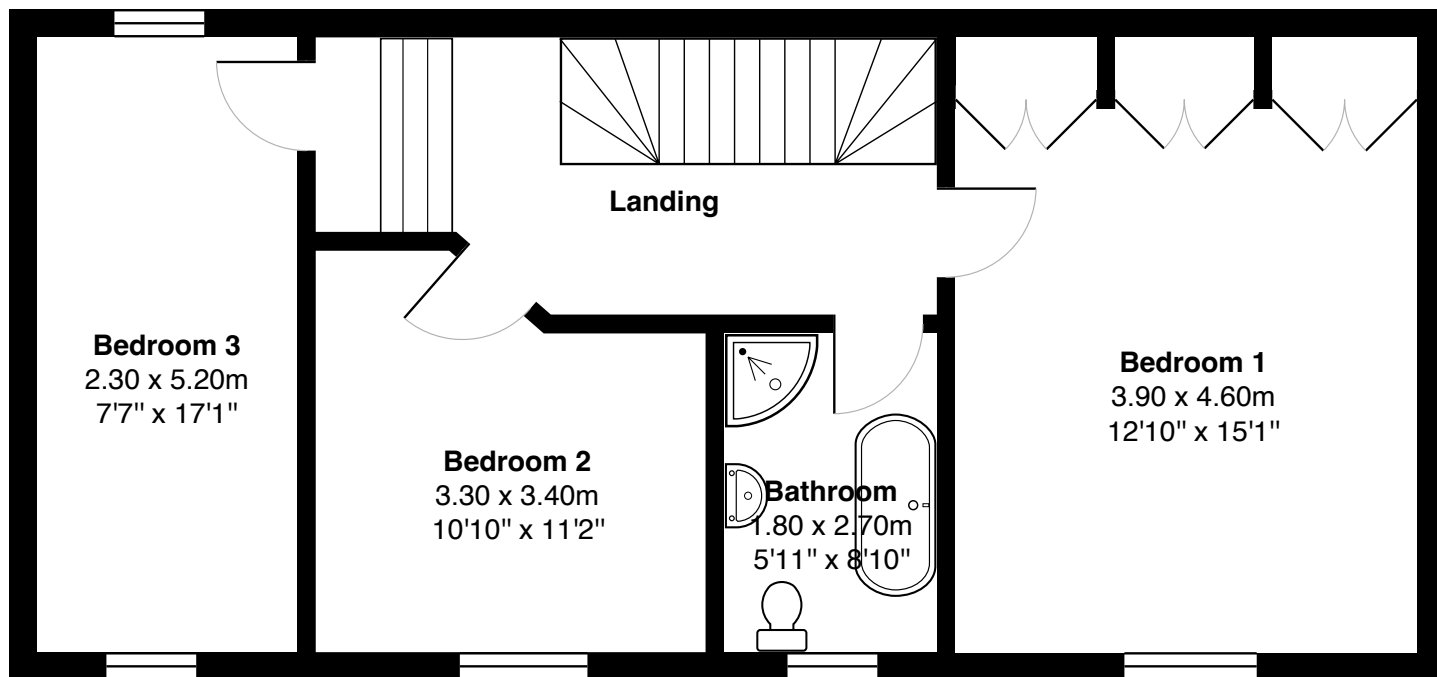




Bedroom 3







Gross internal floor area (m²): 147m²

EPC Rating: C



The rear garden is where a family can thrive with its low maintenance, split over three levels, and a large patio area. The rear gardens are fully enclosed to offer privacy and a safe environment for children and animals. Ample parking is provided at the front of the property.



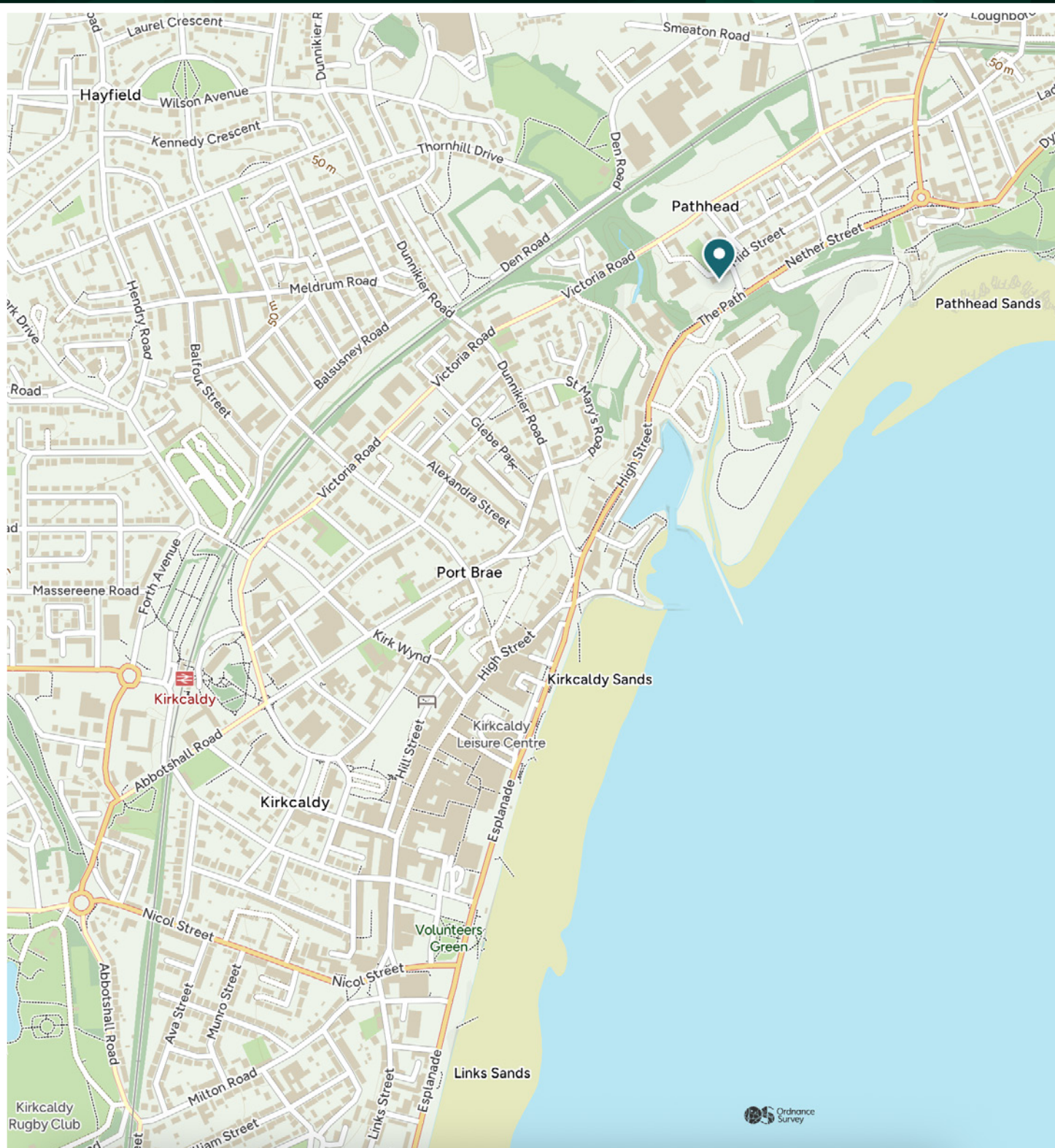




Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre on the High Street, along with independent shops, and the large retail park. In addition, Kirkcaldy has four secondary 3 schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with a rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

For those who enjoy the outdoors; Dunnikier Park has a cricket club, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There is a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.



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