



*Beautifully presented two-bedroom mid-terrace with modern interiors, a bright lounge/diner, galley kitchen, and fully enclosed front and rear gardens*



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This beautifully presented two-bedroom mid-terraced home offers a modern, welcoming interior finished in neutral tones throughout.

# THE LOUNGE/DINER



The hall leads to a spacious lounge/diner, providing a comfortable space for everyday living and entertaining. The galley-style kitchen is well laid out, with a hob, oven and plumbing for a washing machine, and a door opening directly to the rear garden.

# THE KITCHEN





Upstairs, there are two well-proportioned bedrooms and a contemporary shower room, all maintained to a high standard.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



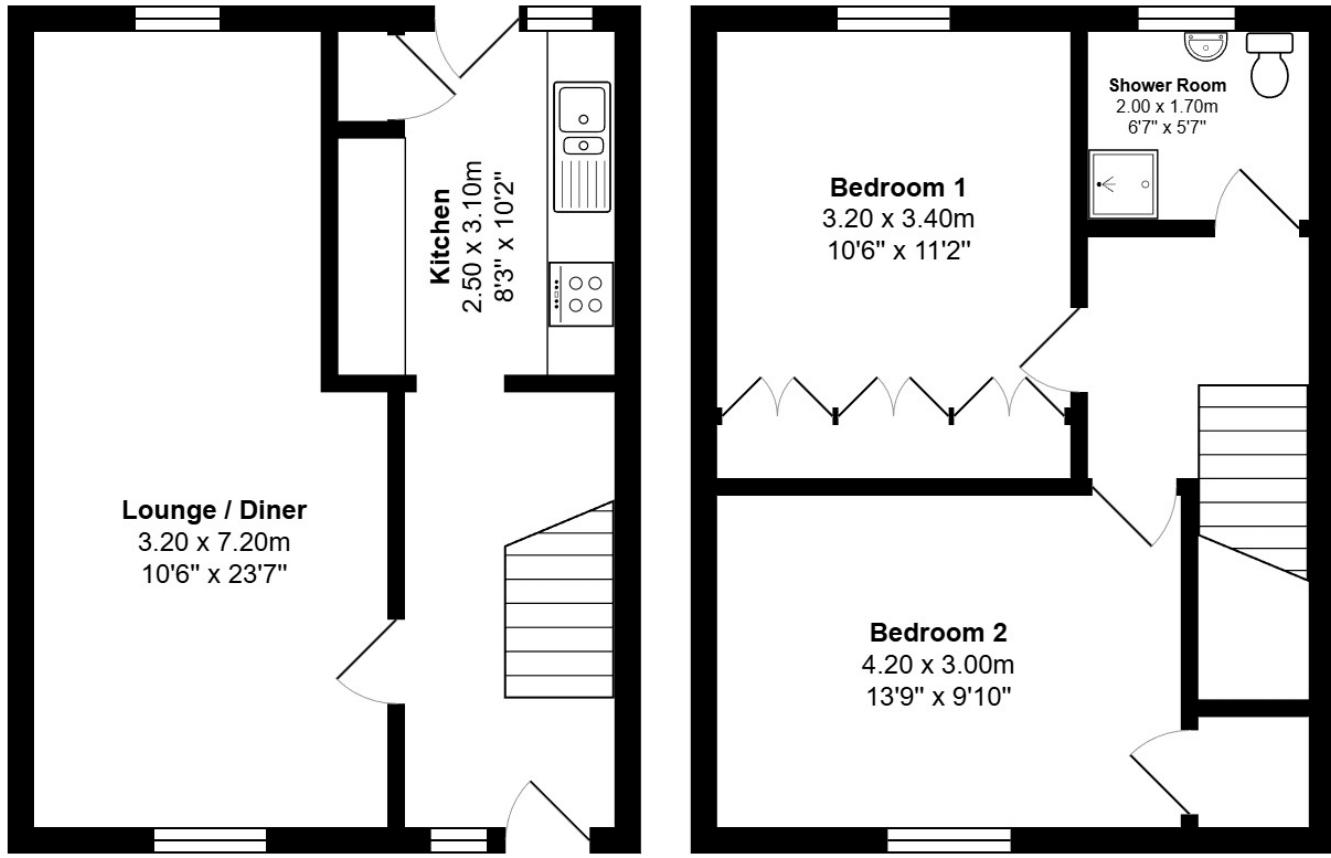
# EXTERNALS



Externally, the front garden is low maintenance, laid to gravel and enclosed by mature hedging. To the rear, a delightful garden features an Indian stone patio, gravelled areas and a shed, fully enclosed for privacy and ease of use.

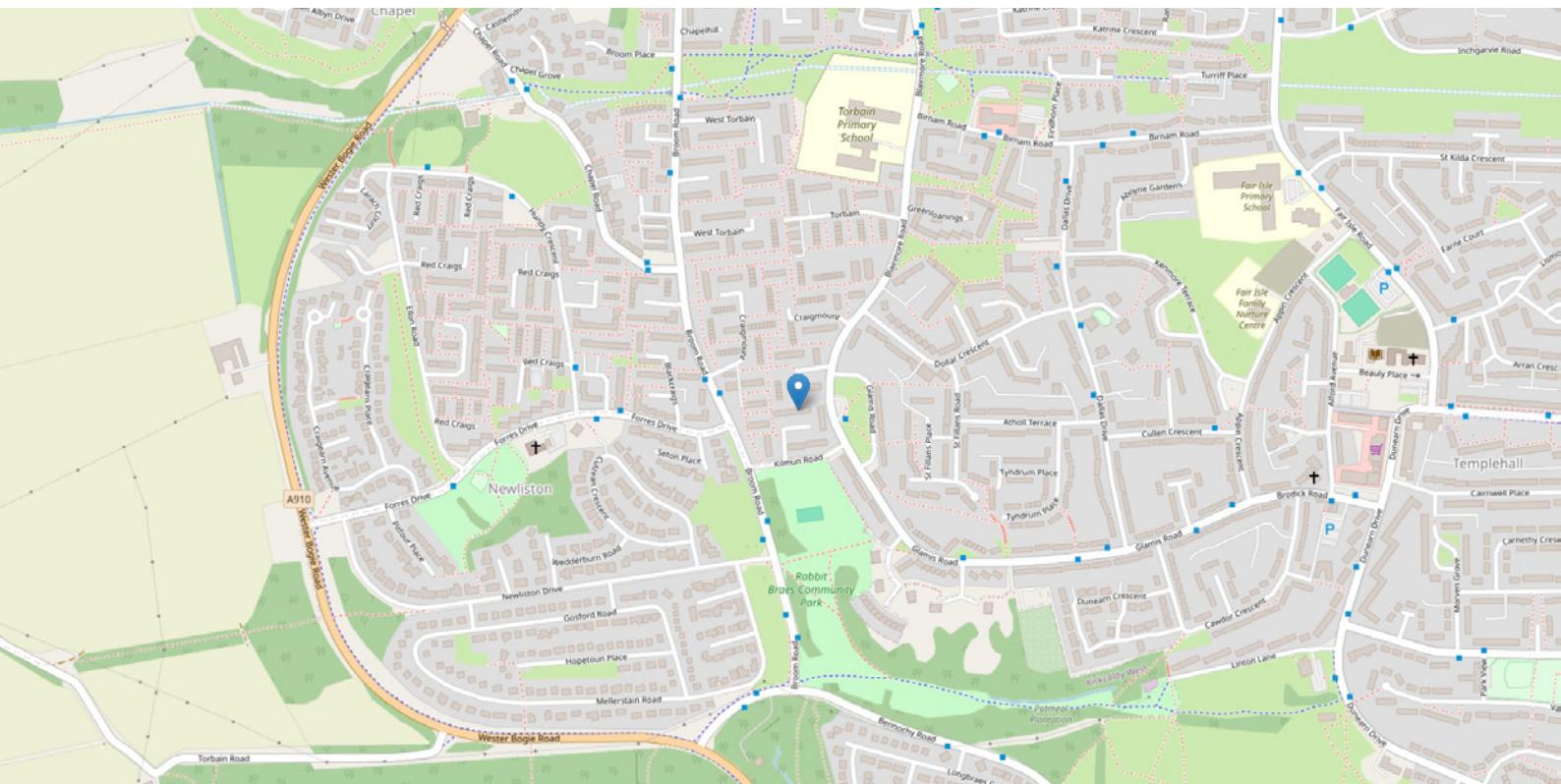
This property is ideal for first-time buyers, downsizers, or those seeking a move-in-ready home, with the added benefit of no onward chain.

# FLOOR PLAN & DIMENSIONS



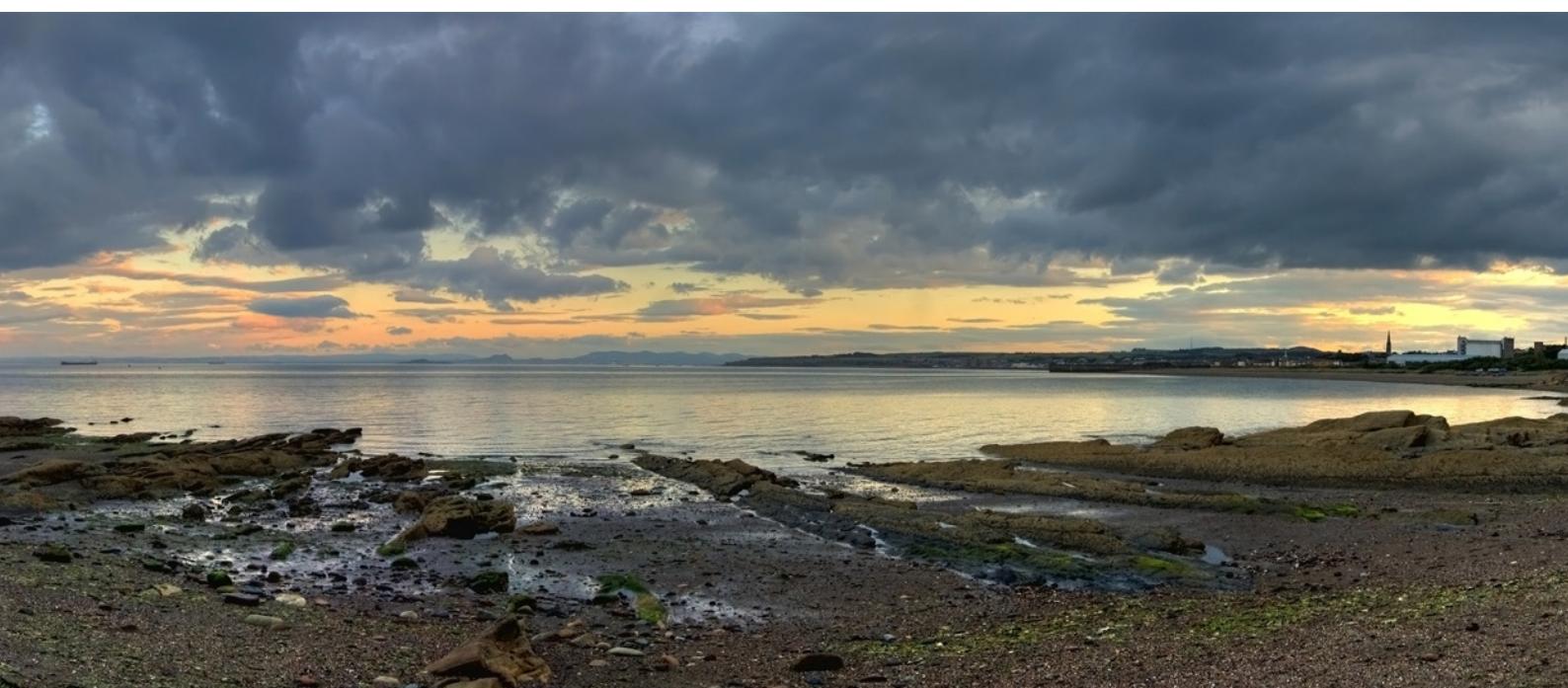
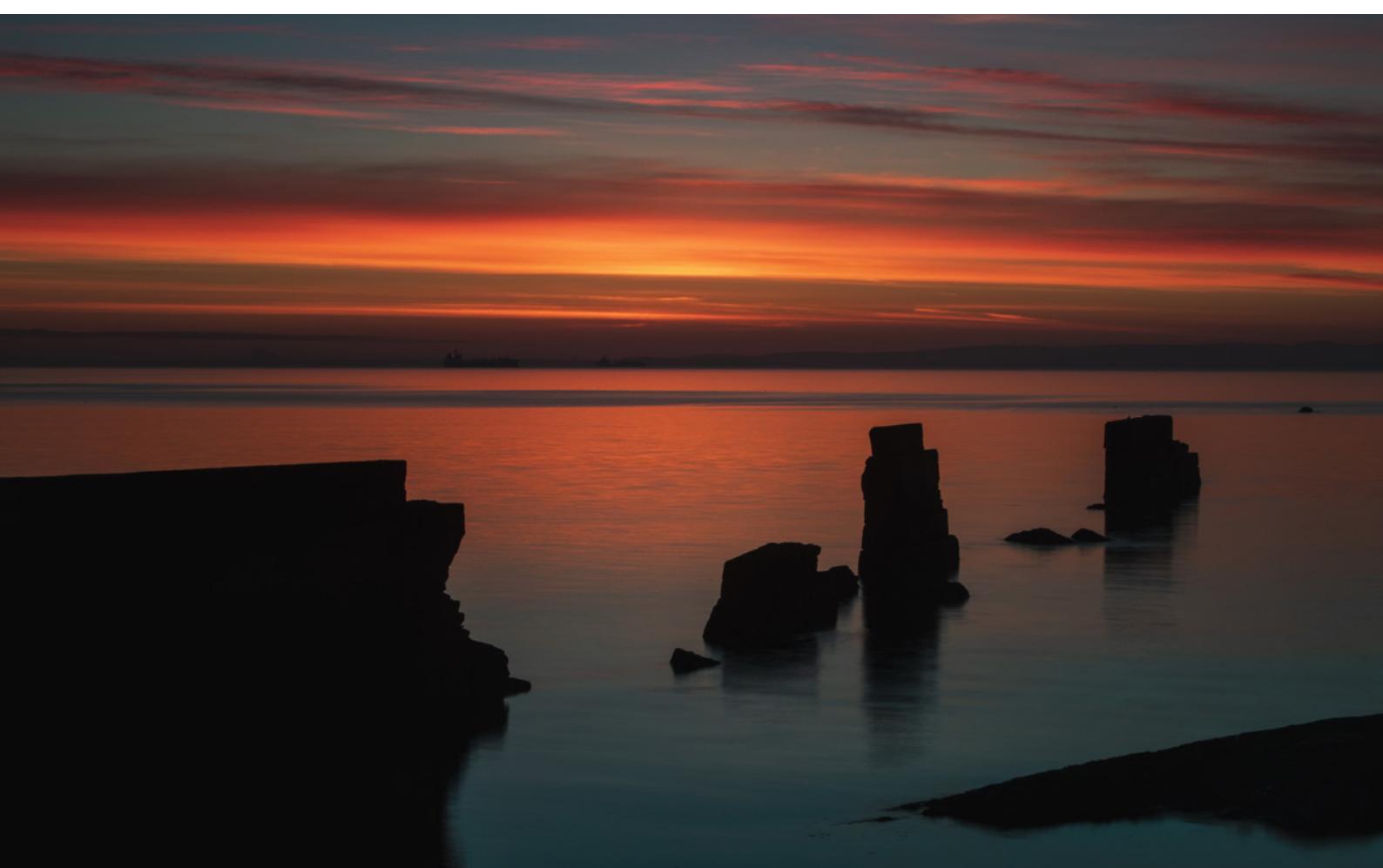
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Kirkcaldy is a well-established coastal town offering a wide range of amenities and excellent transport links, making it a practical and appealing place to live. The town centre provides a strong mix of national retailers, independent shops, cafés and restaurants, along with a shopping centre and regular local services. Supermarkets, healthcare facilities, leisure centres and gyms are all readily accessible.





The area is well served by primary and secondary schooling, as well as further education at Fife College. Kirkcaldy Railway Station offers frequent services to Edinburgh, Dundee and the wider central belt, while the nearby A92 provides convenient road access throughout Fife and beyond.

Leisure opportunities are plentiful, with a long seafront promenade, beaches, parks and coastal paths, alongside golf courses, sports clubs and cultural attractions including theatres and galleries. With its combination of amenities, connectivity and outdoor space, Kirkcaldy continues to appeal to commuters, families and downsizers alike.



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