

# 18 Allen Court

KIRKCALDY, FIFE, KY1 1HD



*Lovely two bedroom first floor flat which is a stones throw from the High Street and Promenade*



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McEwan Fraser Legal is delighted to introduce to the market this lovely two-bedroom first floor flat which is a stones throw from the High Street and Promenade. The property is an ideal first home, perfect for someone downsizing or an investment property.

# THE LOUNGE



- Spacious living room with dual aspect windows.
- Lovely bright kitchen/dining room with double windows and all integrated appliances which includes four ring gas hob, oven, fridge, freezer and a washer/dryer.

# THE KITCHEN/DINER



“ The property is an ideal first home, perfect for someone downsizing or an investment property ”



# BEDROOM 1 & EN-SUITE



- Master bedroom with built-in wardrobes and an en-suite shower room.
- Second bedroom which also benefits from built-in wardrobes.
- Main bathroom with white three-piece suite.
- Residents parking.
- Gas central heating and double glazing.
- There is a secure gated community entrance that allows access to the private parking space.



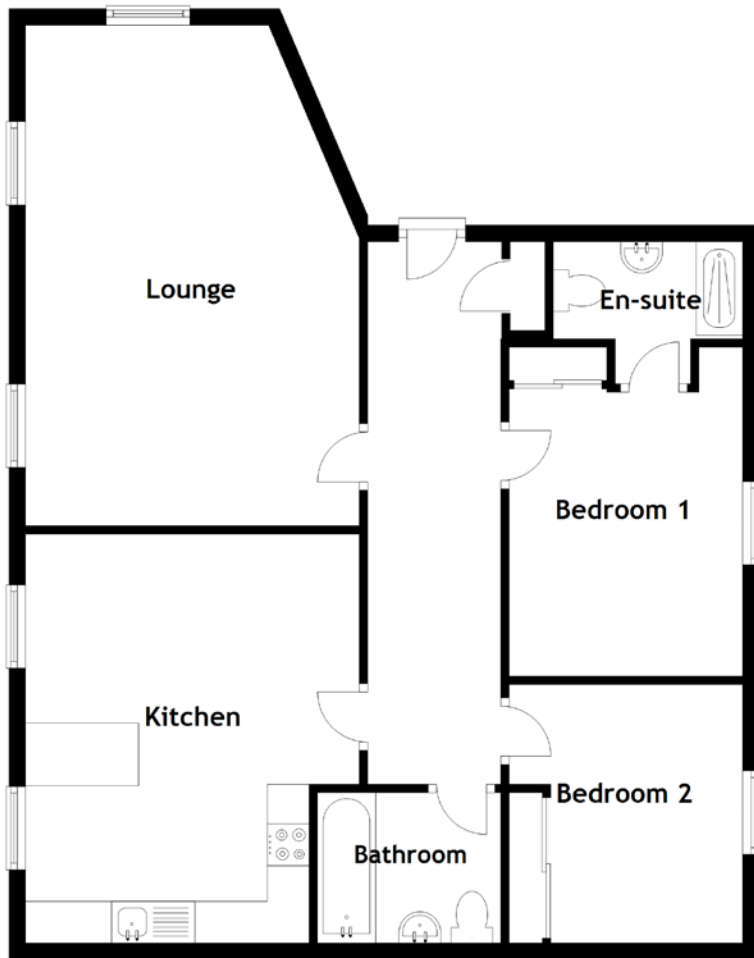
## BEDROOM 2 & BATHROOM



# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

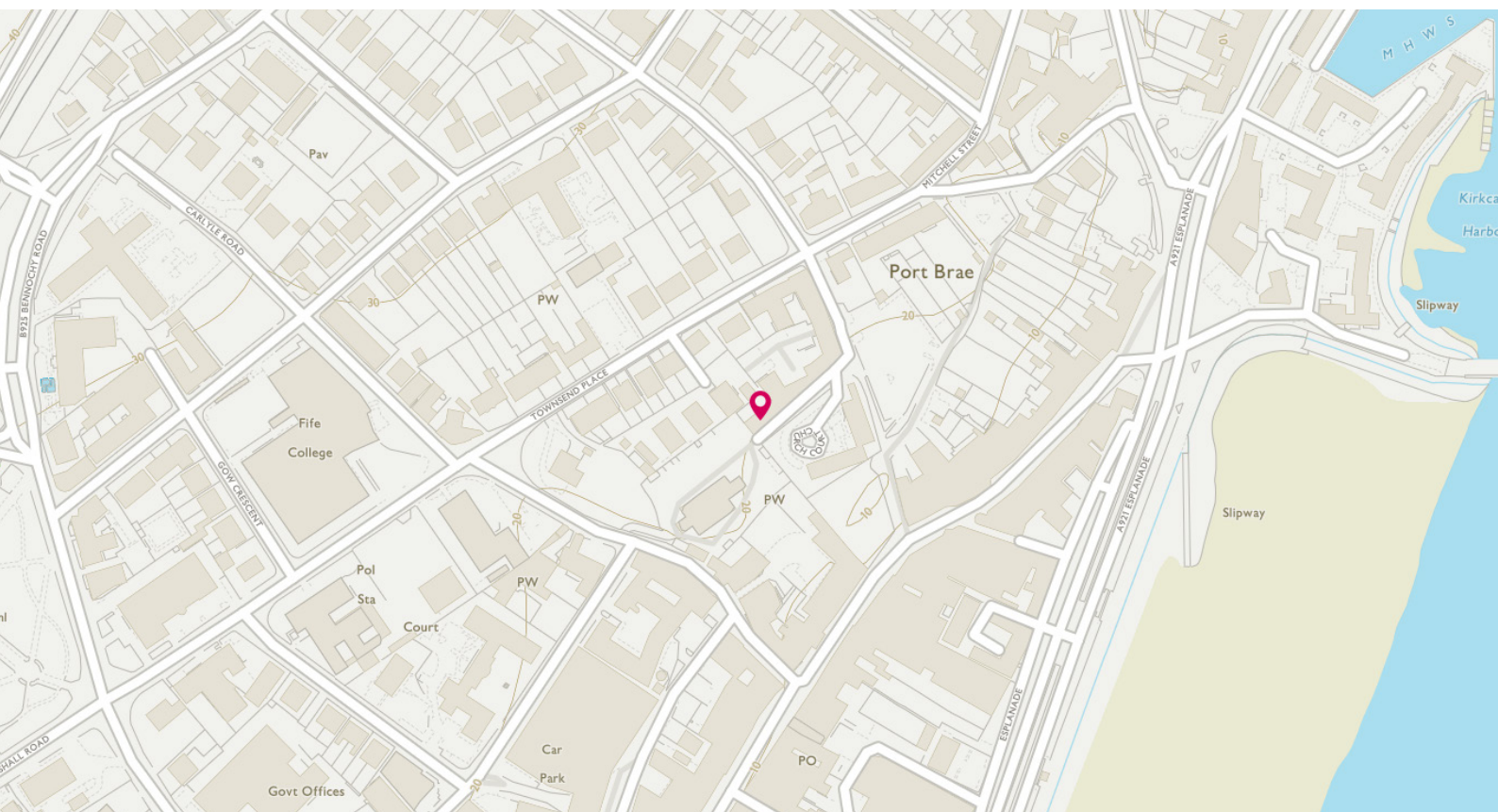


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.00m (13'1")
Kitchen	4.90m (16'1") x 4.00m (13'1")
Bedroom 1	3.40m (11'2") x 2.80m (9'2")
En-suite	2.80m (9'2") x 1.70m (5'7")
Bedroom 2	3.10m (10'2") x 2.80m (9'2")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: B



# THE LOCATION

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. In addition, Kirkcaldy has four secondary schools and twelve primary schools.





One of the great attractions of Kirkcaldy is its excellent commuter network with the rail station and good arterial connections: Edinburgh (twenty-five miles), Glasgow (forty-six), Dundee (twenty-nine), Perth (thirty-five) and Edinburgh Airport (eighteen) are all within easy access via road and rail.

For those who enjoy the outdoors; Dunnikier Park which 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.



**McEwan Fraser Legal**

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