



Two-bedroom ground-floor apartment with sea views



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This popular ground floor apartment has wonderful views over The Firth of Forth. The property is located within a quiet location close to all amenities. The flat has to be viewed to appreciate the space and central location on offer.

THE LOUNGE



The property is presented well throughout and is in excellent order. The apartment has access to a communal stairwell which is well-maintained. The main door opens to a welcoming reception hallway and features plenty of storage cupboards. The lounge has a dining area and a picture window immediately drawing your eye to the wonderful views from the window.

THE KITCHEN



The kitchen is modern and is complete with a cooker, fridge, and space for a washing machine.





The two bedrooms are double in size and include built-in wardrobes. The shower room comprises a three-piece white suite with an overhead shower. This completes the accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

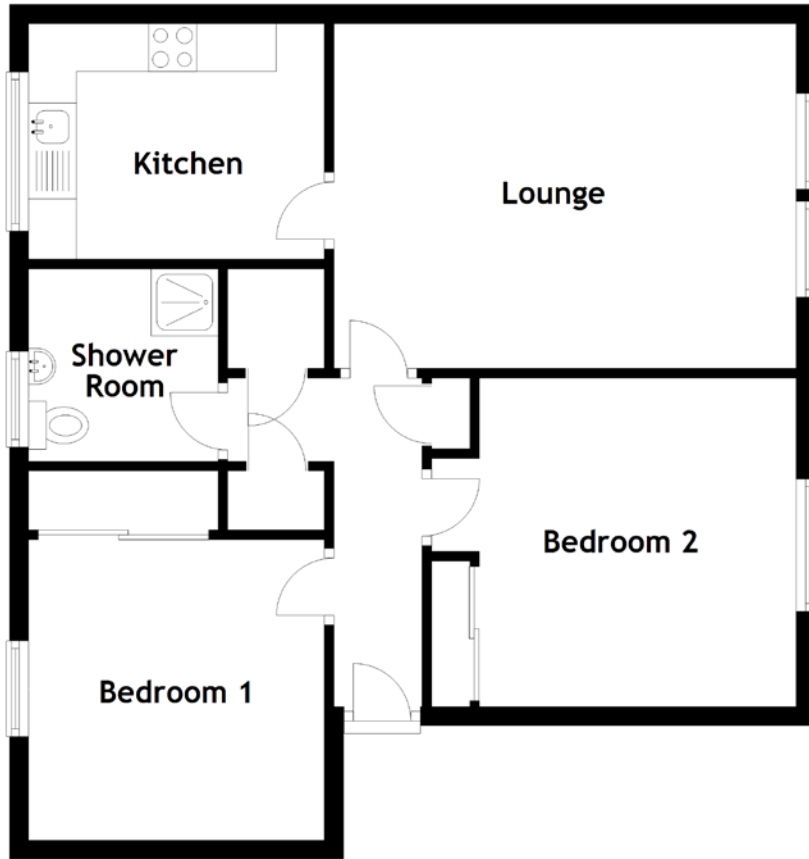


Gas central heating and double glazing have been installed throughout. There are shared grounds to the rear including a shed, shared laundrette and bin store. Ample parking is also situated to the front and rear.

EXTERIORS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

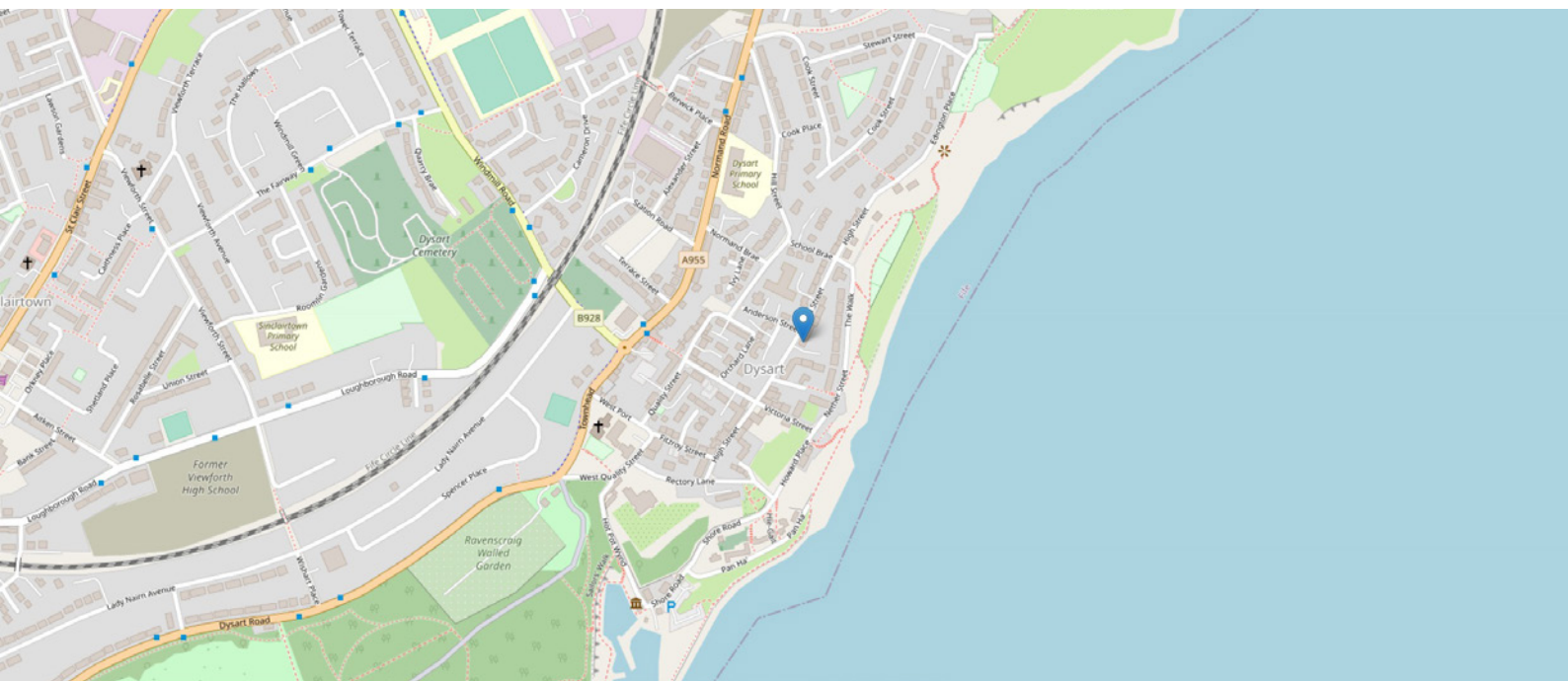


Approximate Dimensions (Taken from the widest point)

Lounge	4.83m (15'10") x 3.60m (11'10")
Kitchen	3.09m (10'2") x 2.46m (8'1")
Shower Room	2.01m (6'7") x 1.98m (6'6")
Bedroom 1	3.14m (10'4") x 3.11m (10'2")
Bedroom 2	3.81m (12'6") x 3.43m (11'3")

Gross internal floor area (m²): 64m²
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Dysart is set in a beautiful coastal location with panoramic views over the Forth adjacent to the town of Kirkcaldy. For the commuter, Dysart has swift access onto the A92 road link to Edinburgh, and there is a mainline railway station in Kirkcaldy with regular services to Edinburgh and the North. Kirkcaldy itself enjoys a wealth of amenities including a shopping centre, hotels, pubs, golf courses, restaurants, cinemas, theatre, sport and leisure centre, primary and secondary schooling. 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-east 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 a railway station and good arterial connections to Edinburgh (twenty-five miles), Glasgow (forty-six miles), Dundee (twenty-nine miles), Perth (thirty-five miles) and Edinburgh Airport (eighteen miles) are all within easy access via road and rail. For those who enjoy the outdoors; Dunnikier Park which has a cricket club, Ravensraig 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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