

# 74 Fair Isle Road

KIRKCALDY, FIFE, KY2 6EF



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This popular top floor apartment has wonderful views over Kirkcaldy. The property is located within a quiet location close to the High Street amenities. The flat has to be viewed to appreciate the space and central location on offer.

The property is presented well throughout and is in good condition. 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 with a balcony area. The kitchen is modern and is complete with cooker, fridge, and washing machine.

The two bedrooms are double in size and include built-in wardrobes. The bathroom comprises of a three-piece white bathroom suite with an overhead shower. This completes the accommodation on offer. Gas central heating and double glazing have been installed throughout. There are shared grounds to the rear with ample parking to the front.

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**Bedroom 1**

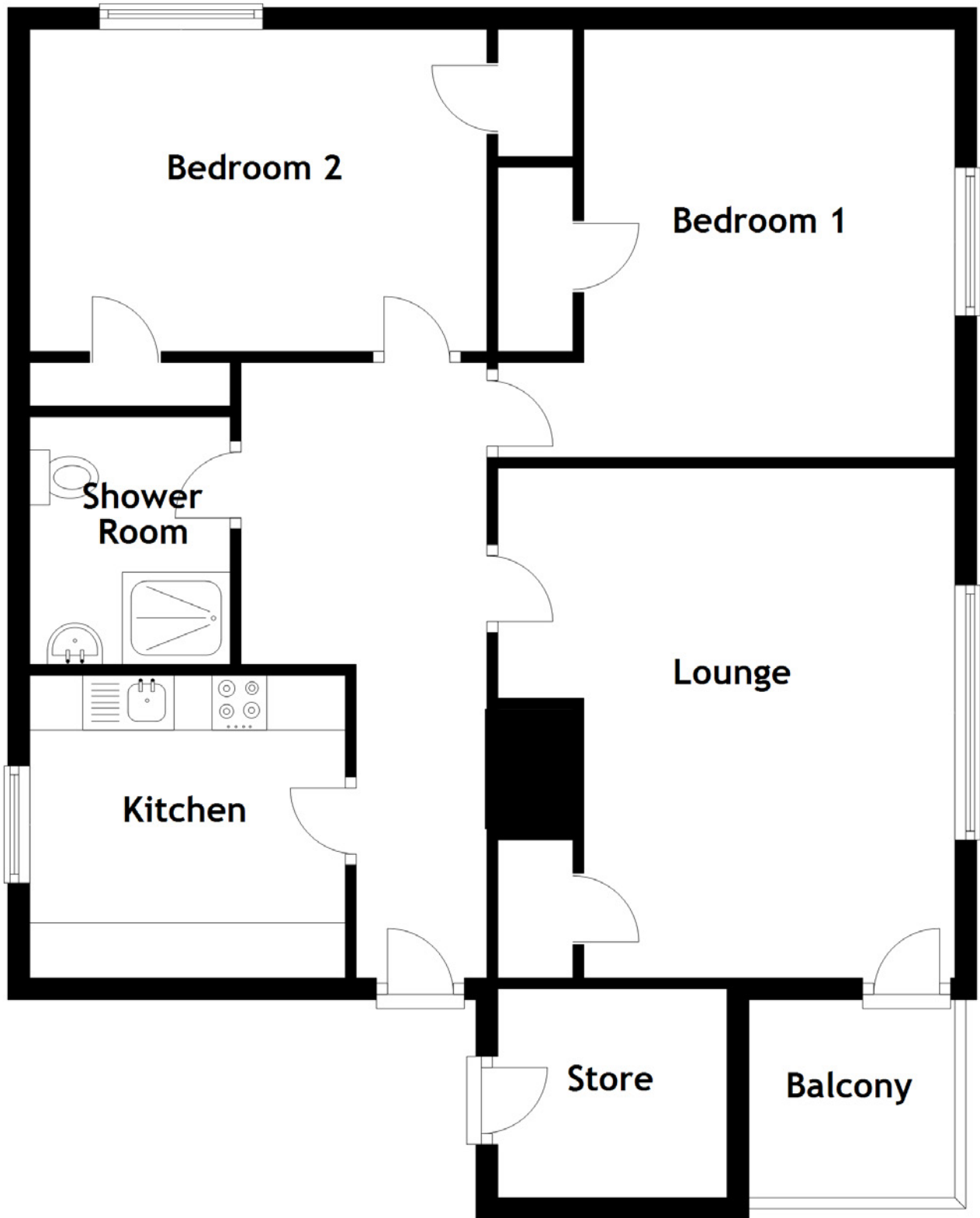




**Bedroom 2**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.64m (15'3") x 3.38m (11'1")	Shower Room	2.25m (7'5") x 1.82m (6')
Kitchen	2.93m (9'7") x 2.87m (9'5")	Gross internal floor area (m <sup>2</sup> ):	68m <sup>2</sup>
Bedroom 1	4.16m (13'8") x 3.90m (12'9")	EPC Rating:	C
Bedroom 2	4.16m (13'8") x 2.93m (9'7")		







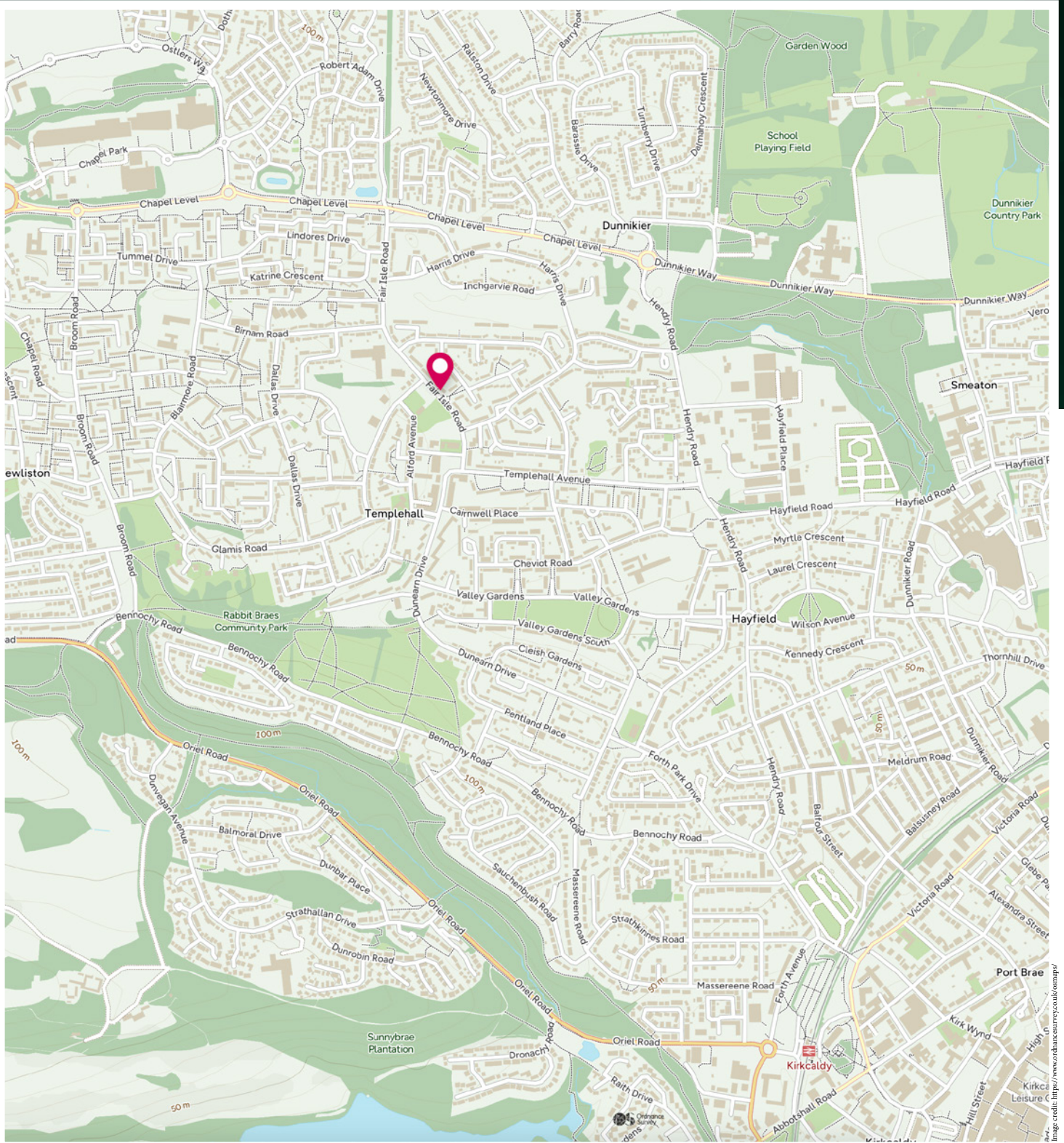
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Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline 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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