

145 Balsusney Road

KIRKCALDY, KY2 5LH



*Wonderful two-bedroom apartment
in immaculate order throughout*



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Set in a quiet and well-established residential area of the town and close to all amenities, Balsusney Road is a little gem of a ground floor apartment offering a comfortable home in "walk-in" condition. Located within easy reach of all amenities, this home is ideal for a first-time buyer or investor, or those seeking an elegant smaller residence, and has been freshly decorated.

THE LOUNGE



The accommodation is laid over a single level and briefly comprises a good-sized lounge with a window to the back garden. The high ceilings and period alcove add to the elegance of the proportions of this home, originally built circa 1900. The kitchen contains a bank of modern floor and wall units with contrasting worktops making great use of the available space. At the end of the kitchen, a cupboard has been turned into a very useful utility area.

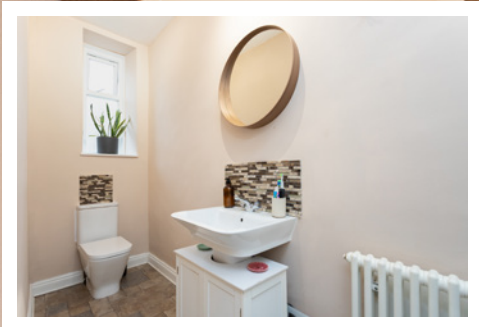
THE KITCHEN





There are two bedrooms, one facing the front and one facing the back of the house. The shower room offers a shower enclosure, toilet and a wash hand basin with a vanity unit.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

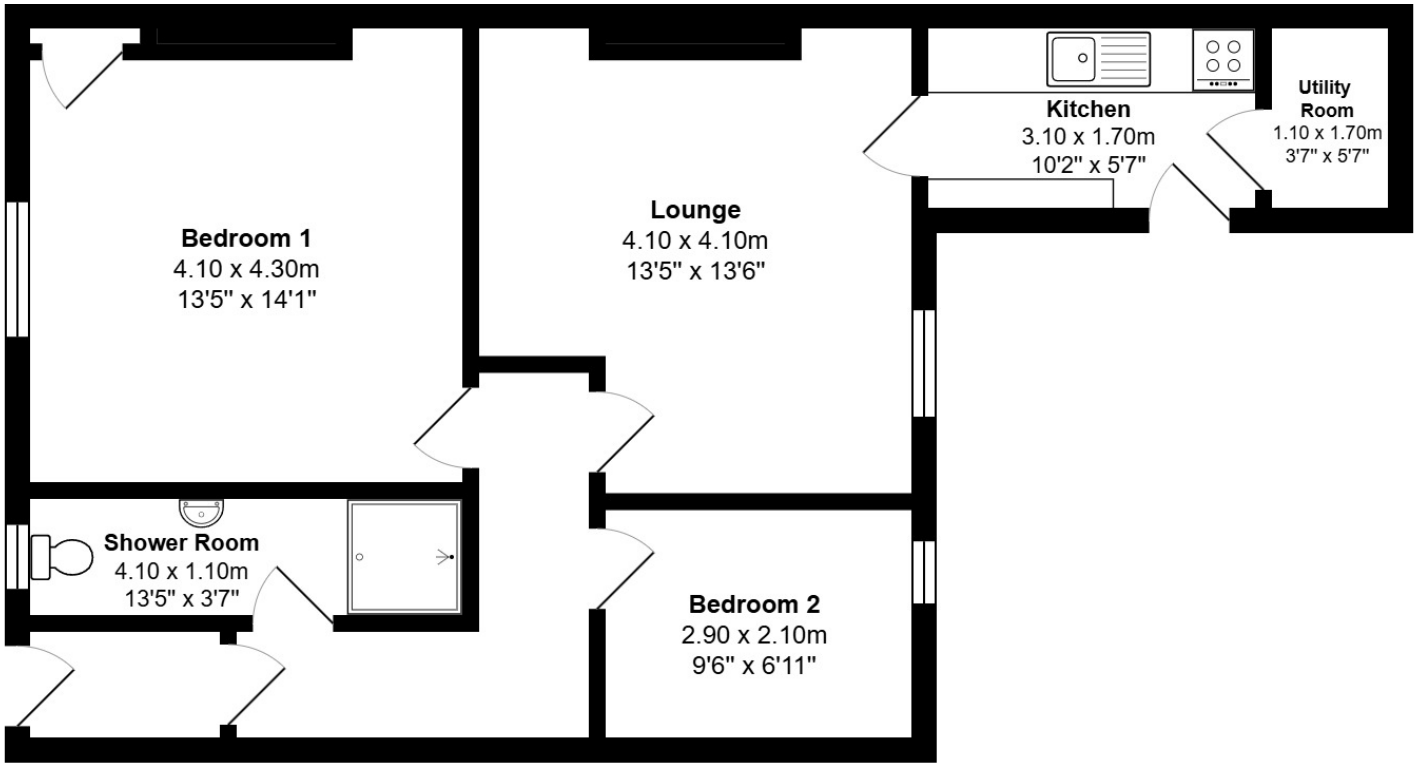


Externally there is a private garden to the front laid to gravel and to the rear, laid to grass alongside a patio area. Ample on-street parking is available at the front of the building.

EXTERNALS

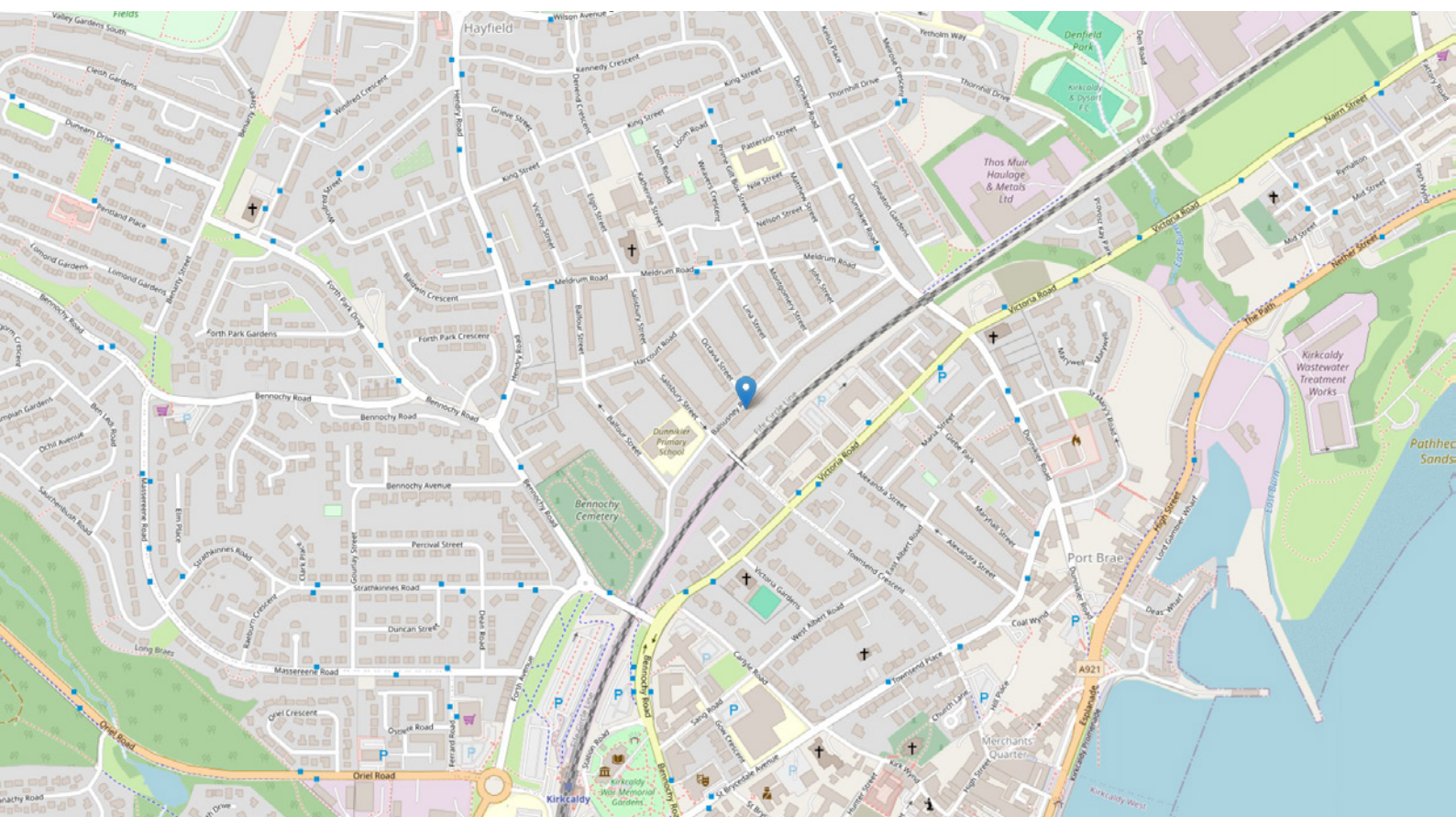


FLOOR PLAN, DIMENSIONS & MAP



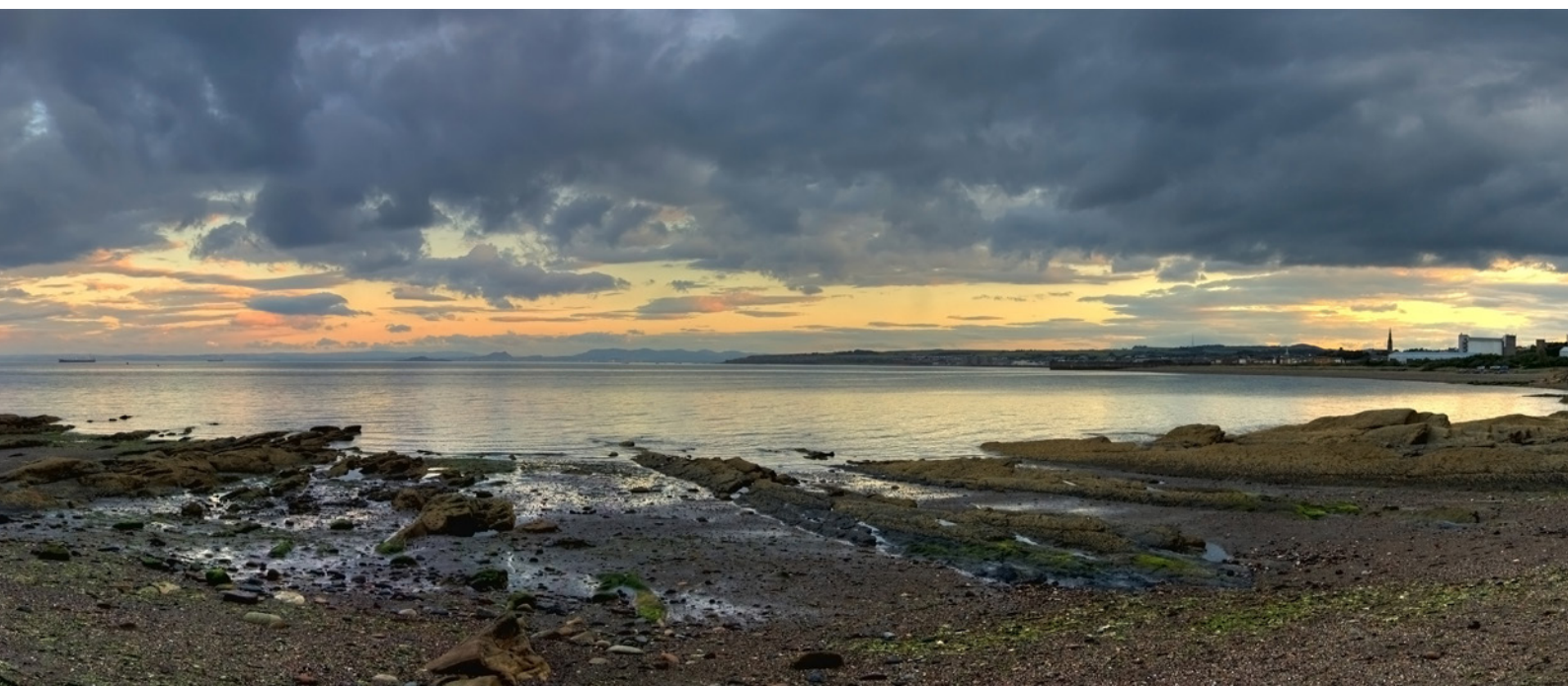
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 59m² | EPC Rating: D



THE LOCATION

For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the north of Dunfermline and the Forth Bridges.





Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses. There are also four secondary schools and twelve primary schools.

Kirkcaldy train station is easily accessed by this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. For those who enjoy the outdoors.



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