

# 91D Ramsay Road

KIRKCALDY, FIFE, KY1 1UB



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OR BUY-TO-LET INVESTMENT*



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This well-maintained, one-bedroom upper flat is located in a central area of Kirkcaldy. Entrance is via a communal stairwell, leading to a welcoming reception hallway.

The front-facing living room is bright and airy, with a large window flooding the space with natural light. Adjacent is a modern kitchen with a range of wall and base units and integrated appliances.



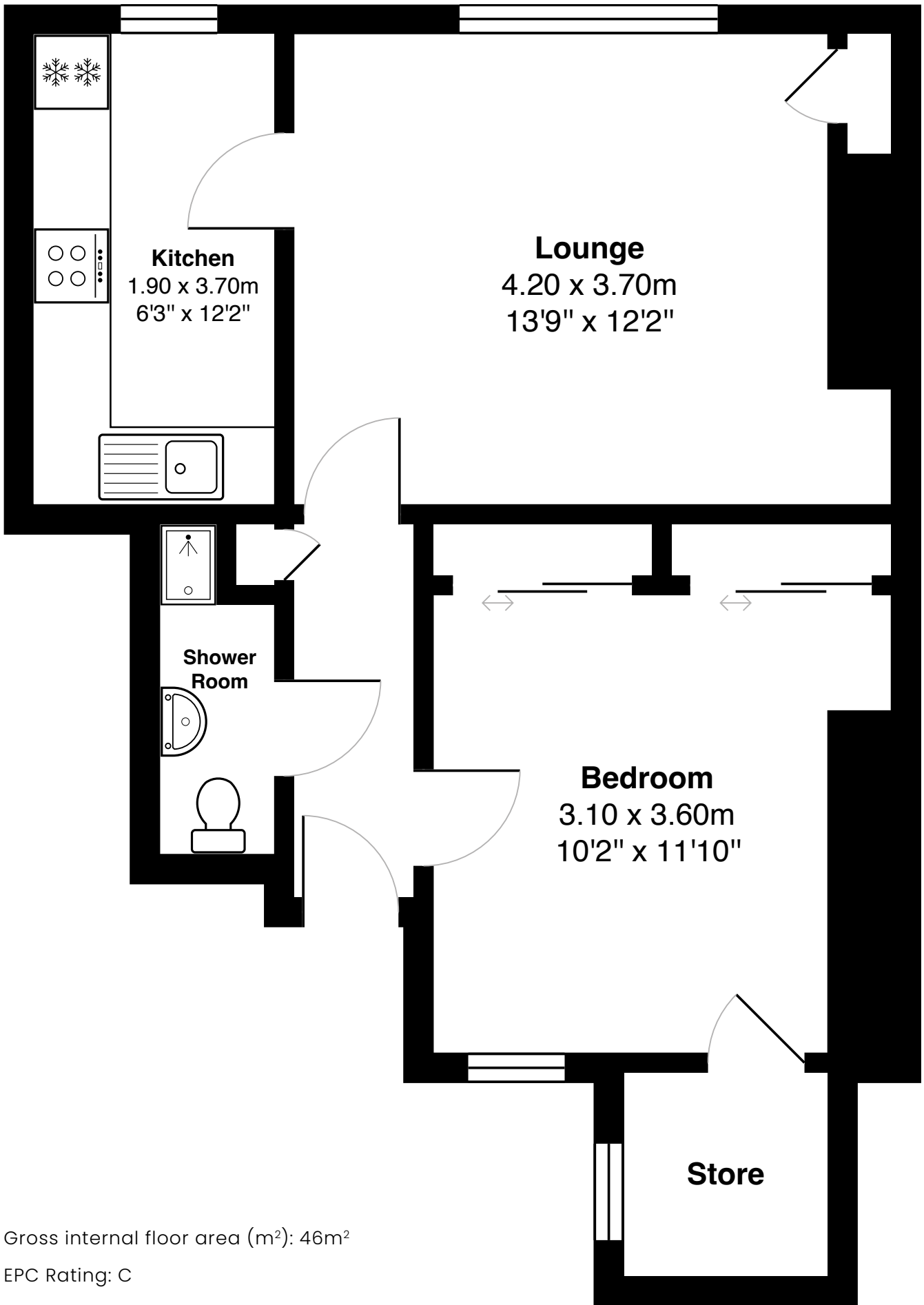




The spacious double bedroom is to the rear, featuring built-in wardrobes and a handy walk-in wardrobe room. The shower room, also at the rear, boasts a three-piece suite with a walk-in shower.







Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup>

EPC Rating: C



Ample storage is found throughout, and while the communal gardens lie to the rear, this property benefits from its own private rear garden. Off-street parking is available to the front. This is a must-see, ideal for first-time buyers or as a fantastic investment opportunity.





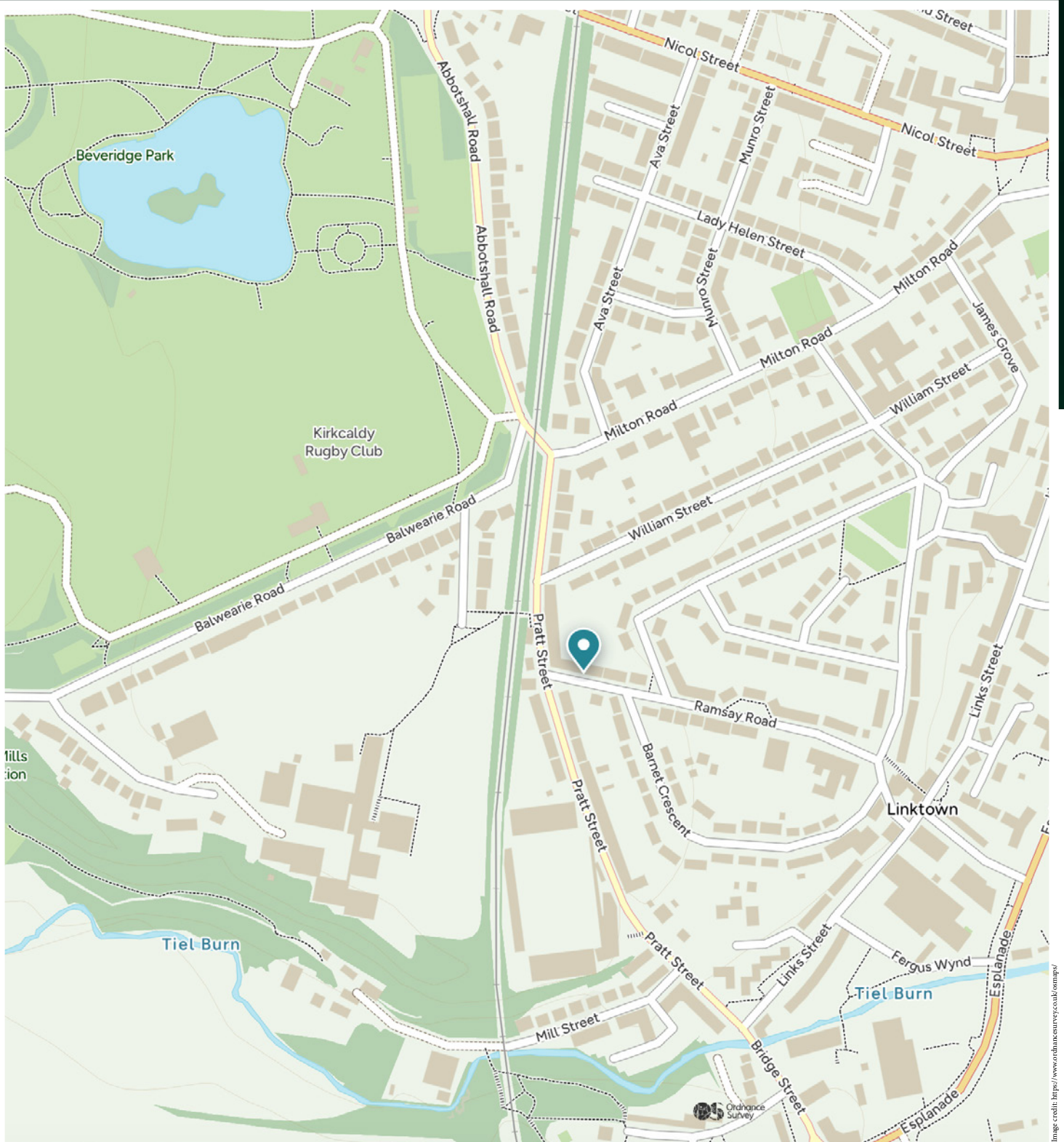
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Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline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