

298A Links Street

KIRKCALDY, FIFE, KY1 1SG



*EXCELLENT TWO BEDROOM
APARTMENT IN A POPULAR AREA*



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McEwan Fraser is delighted to present this superb investment opportunity or excellent family home to the market. The property is located in a quiet location close to all 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 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 large window flooding the room with natural light. The kitchen is modern and has a wealth of floor and wall units and stunning views across the Firth of Forth. The two bedrooms are double in size and one has a built-in wardrobe. The bathroom comprises a three-piece white bathroom suite with an overhead shower. This completes the accommodation on offer.

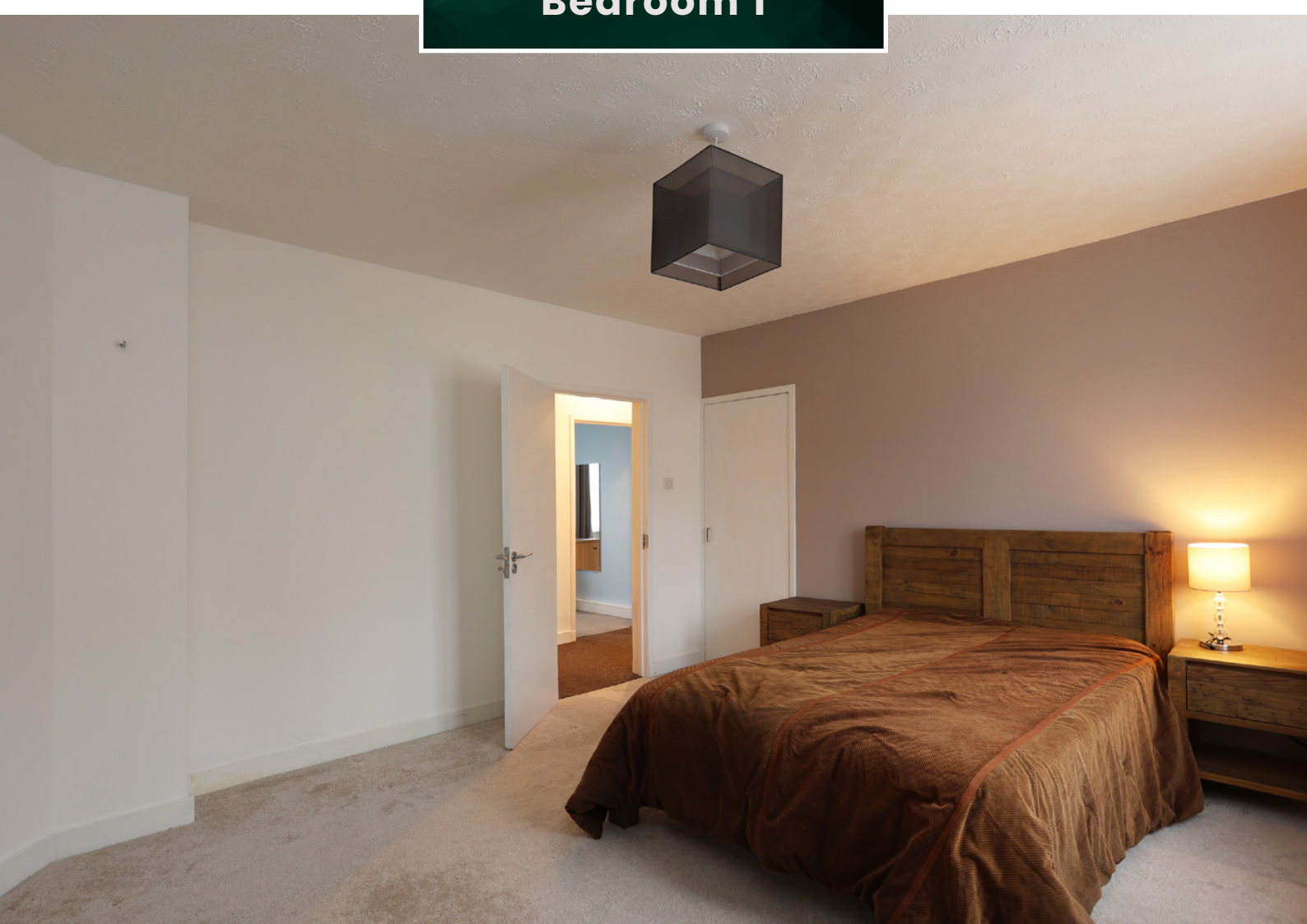
Gas central heating and double glazing have been installed throughout. There is a private drying garden and a substantial private enclosed garden to the rear, with ample parking to the front.







Bedroom 1

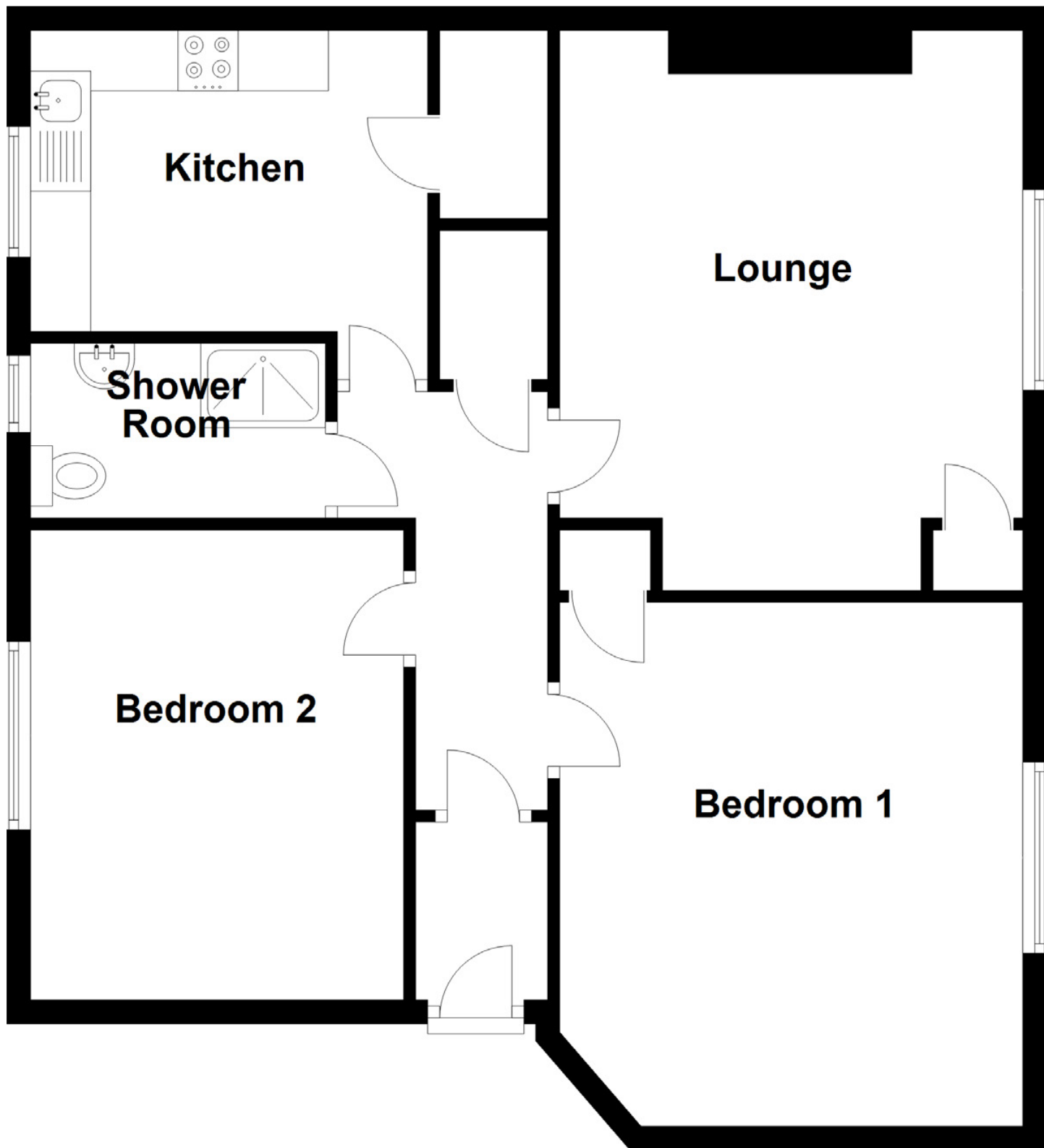




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge 4.65m (15'3") x 3.85m (12'7")

Kitchen 3.30m (10'10") x 2.50m (8'2")

Bedroom 1 4.35m (14'3") x 3.85m (12'7")

Bedroom 2 3.90m (12'10") x 3.10m (10'2")

Shower Room 2.45m (8') x 1.45m (4'9")

Gross internal floor area (m²): 78m²

EPC Rating: C





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.

The Location

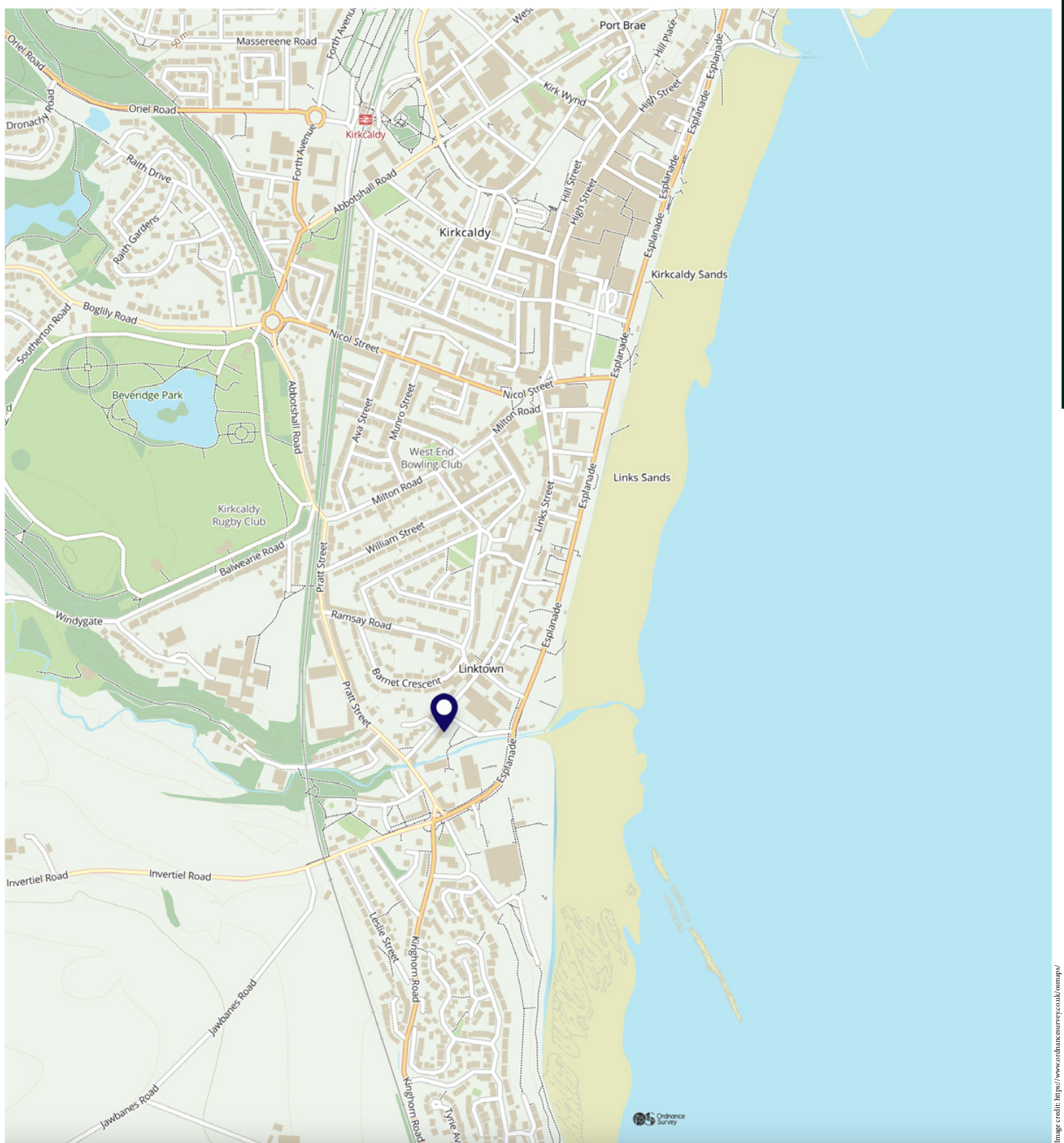


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Text and description
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Layout graphics and design
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