

Flat 38 Sandford Gate

1 HALLEYS COURT, KIRKCALDY, KY1 1NZ



Excellent second-floor apartment in walk-in condition, close to the town centre



01592 800 695



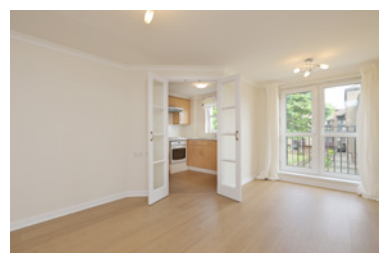
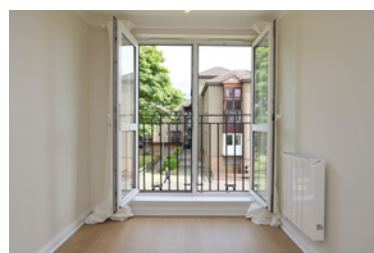
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal are delighted to offer to the market this one-bedroom second-floor flat in immaculate order throughout. Ideal for those over 60, or a couple provided at least one is 60 years old. This bright and spacious retirement flat is set in a great location close to Kirkcaldy town centre. The property offers secure entry, lifts to all floors, and alarm/help cords within the flat, along with 24-hour emergency response. There's a house manager, a recently refurbished luxury communal lounge with a small kitchen, launderette facilities, a tidy shared bin storage area, and residents' parking. The property is accessed via a main front door leading to an inner hallway, giving access to all rooms on the level.

THE LOUNGE



The open-plan lounge and dining area is bright and versatile, with a Juliet balcony offering lovely front-facing views. The kitchen, located off the dining area, features ample wall and base units, along with an integrated hob, oven and hood, as well as a free-standing fridge and freezer.

THE KITCHEN





A large storage cupboard is conveniently located off the hallway. To the rear, the three-piece family shower room with wet-wall is in walk-in condition. The large bedroom, also to the front, offers built-in wardrobes and a small study which could be used as a dressing room.

THE SHOWER ROOM



THE BEDROOM



offers built-in wardrobes and a small study which could be used as a dressing room



COMMUNAL AREAS



The resident's lounge has been recently refurbished to a very high standard with a small kitchen attached. The lounge is used for coffee mornings, social gatherings and meetings and is popular amongst the residents. The launderette facilities have recently been upgraded with washing and drying machines.

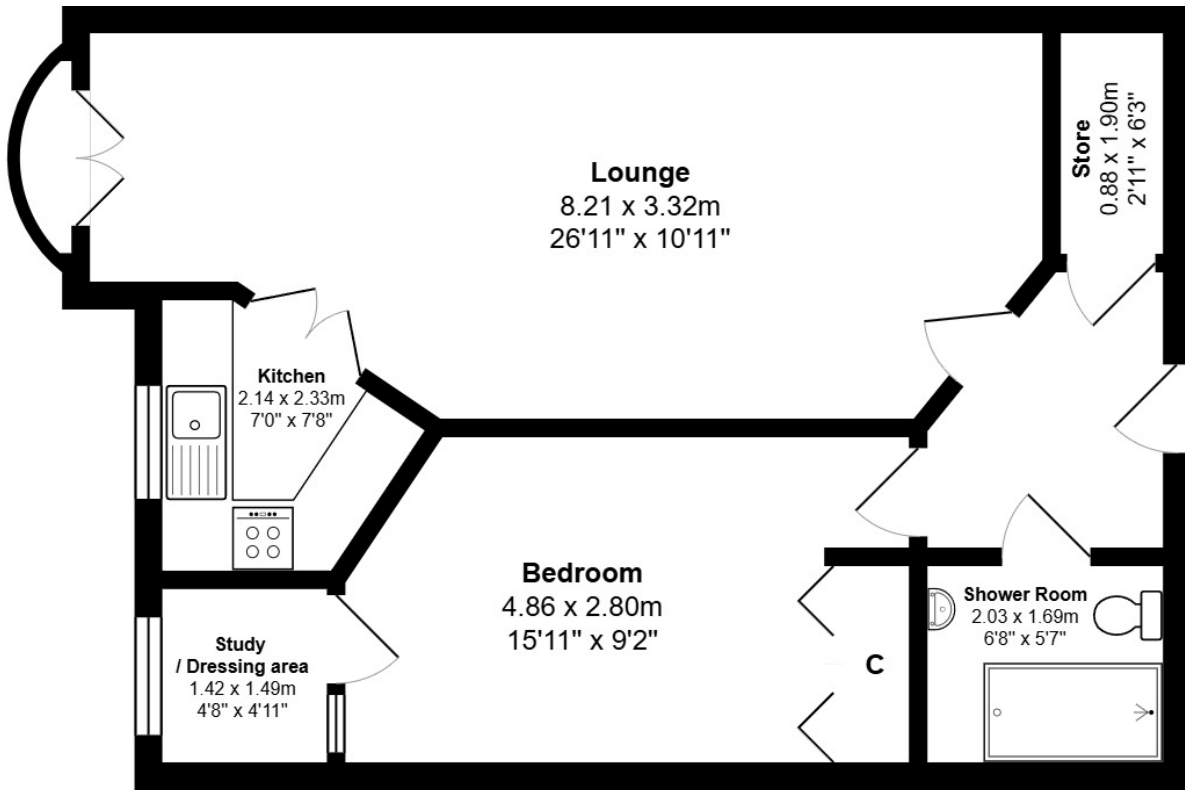


The well-maintained garden grounds are cared for by factors, and there is ample off-street parking in the residents' car-park to the rear. This truly is a walk-in condition home and a must-see for any retiree seeking comfort and convenience.

EXTERNALS

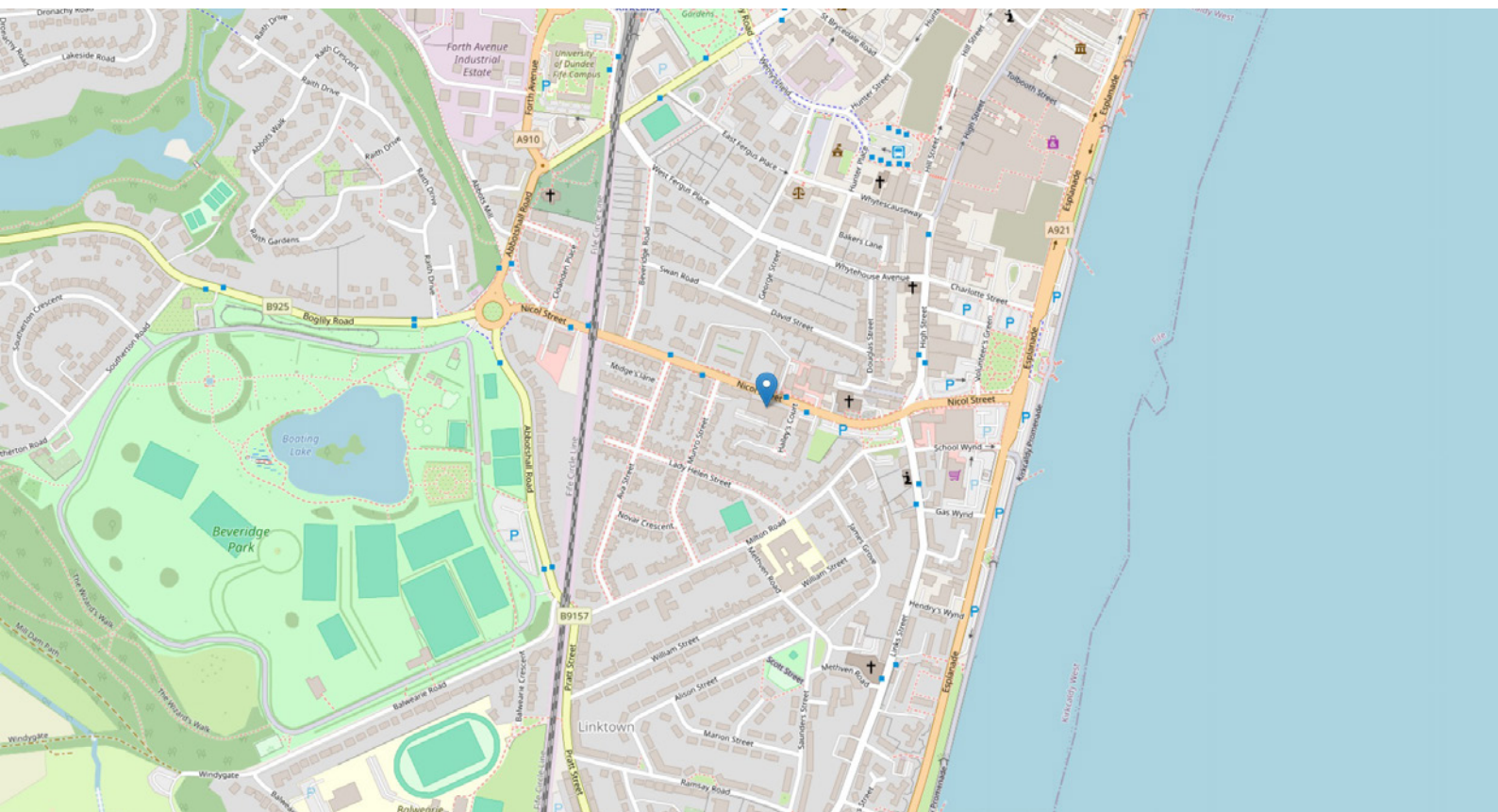


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: C



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 Fife Retail Park, 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.