

# 13 Rutherford Court

KIRKCALDY, FIFE, KY1 2BP



*SPACIOUS FIRST-FLOOR APARTMENT, SITUATED  
WITHIN THE KIRKCALDY AREA OF FIFE*



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An excellent opportunity has arisen to acquire this spacious first floor apartment, situated within the Kirkcaldy area of Fife, located in a popular residential setting, viewing is highly recommended.

This accommodation is in excellent decorative order, with high-quality fixtures and fittings throughout, briefly comprising; entrance hallway including a large storage cupboard, a bright and spacious lounge, providing picturesque views, a fully fitted kitchen benefiting from a range of integrated appliances, including an electric hob and oven, integrated washer/dryer, a master bedroom with one double built-in wardrobe. Bedroom two is a double bedroom and a partially tiled family bathroom, benefiting from modern splash-back tiling and shower over completes the accommodation on offer.

This property also benefits from gas central heating, full double glazing, a secure door entry system, allocated parking, as well as visitor parking spaces and well maintained communal garden grounds surrounding the property.

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**bedroom 1**

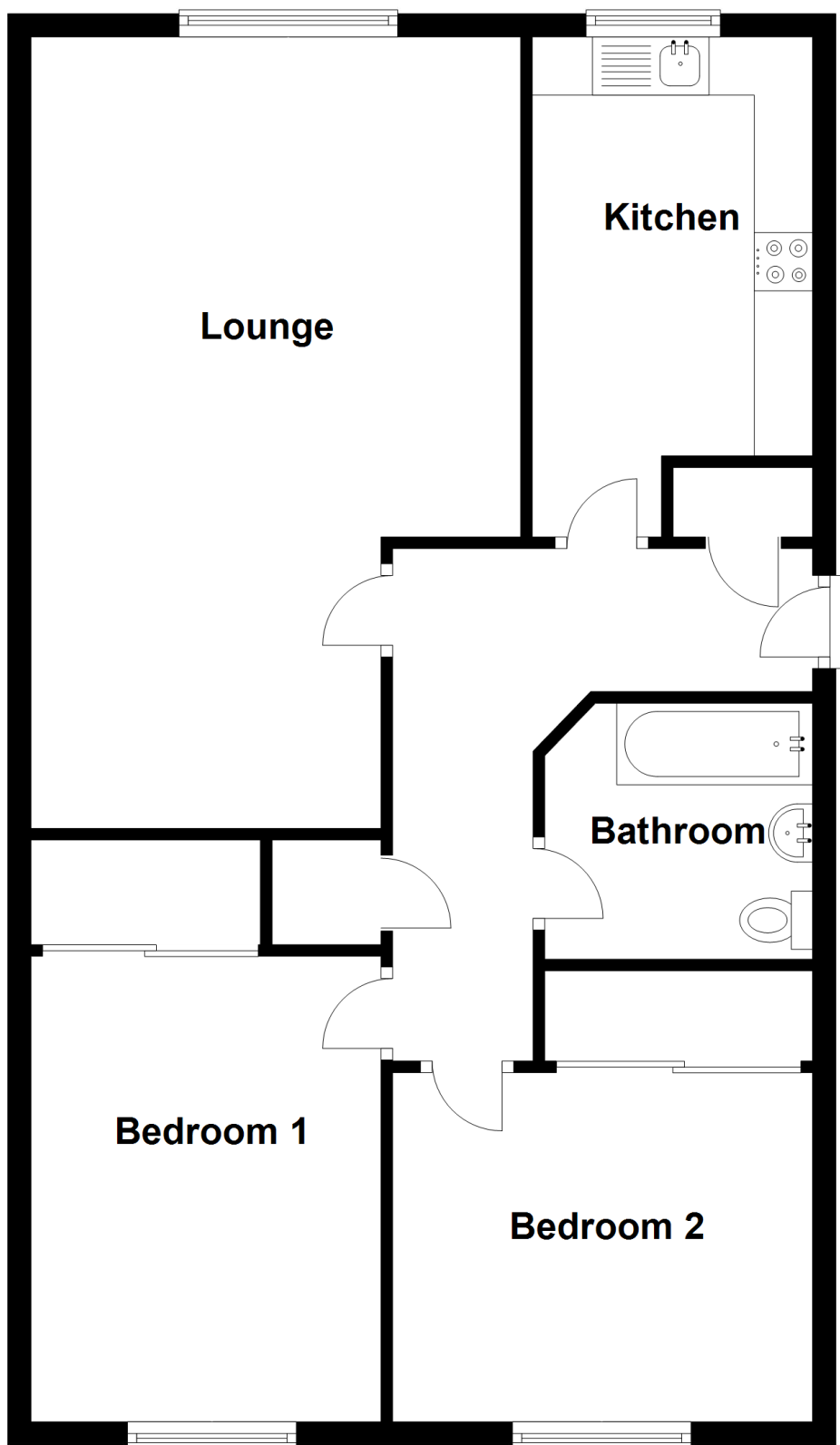






**bedroom 2**





Approximate Dimensions  
(Taken from the widest point)

Lounge	6.80m (22'4") x 4.20m (13'9")	Bathroom	2.30m (7'6") x 2.20m (7'3")
Kitchen	3.60m (11'10") x 2.40m (7'11")		
Bedroom 1	4.00m (13'1") x 3.00m (9'10")	Gross internal floor area (m <sup>2</sup> ): 79m <sup>2</sup>	
Bedroom 2	3.60m (11'10") x 3.00m (9'10")	EPC Rating: C	





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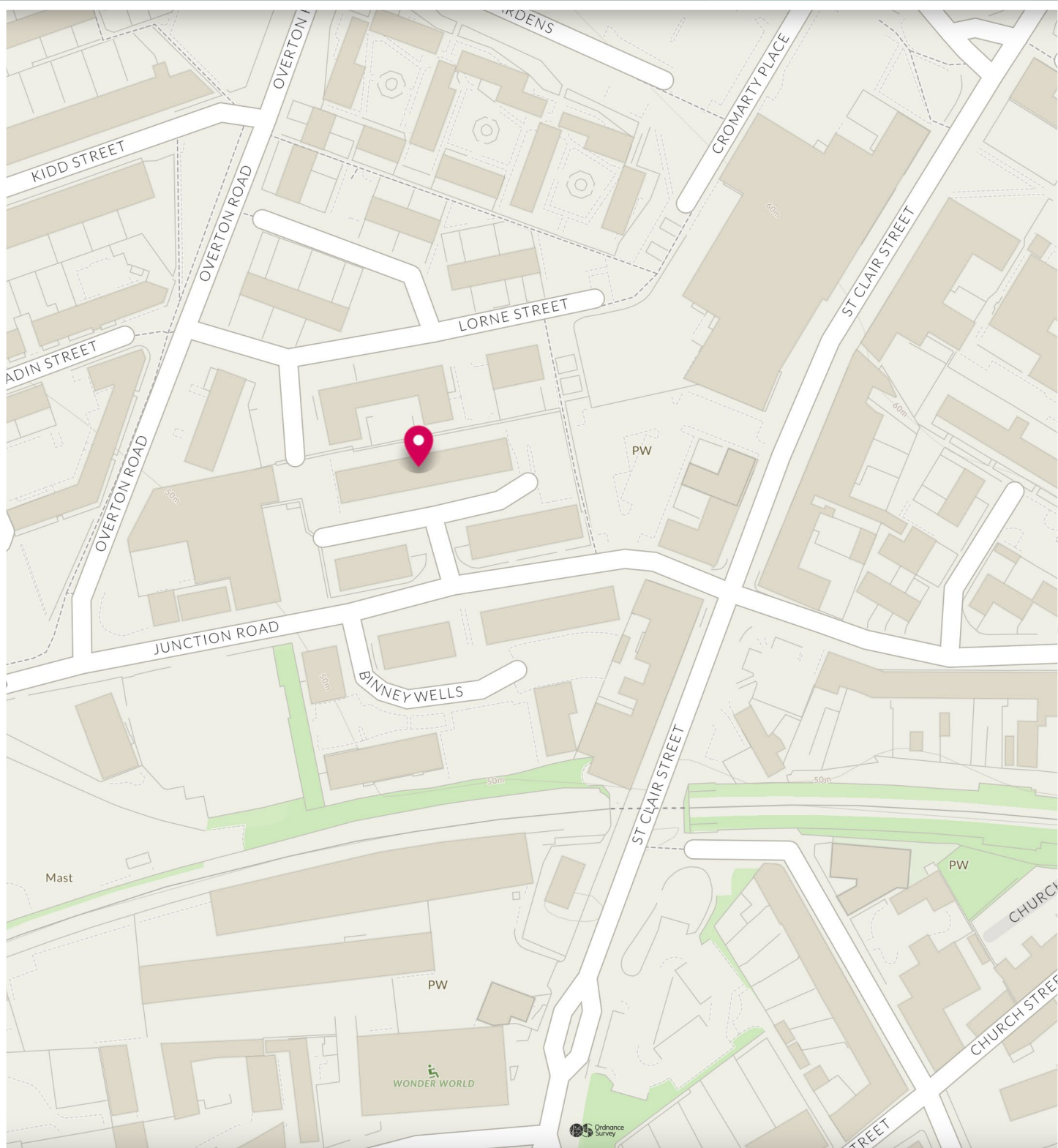
Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with 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 which has a cricket club, 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.

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