

6A Oswalds Wynd

KIRKCALDY, FIFE, KY1 2RR



ONE-BEDROOM FLAT IN THE CENTRE
OF KIRKCALDY



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McEwan Fraser Legal is delighted to present this one-bedroom flat in the centre of Kirkcaldy. Situated in a highly convenient central location, this well-maintained and nicely presented one-bedroom flat offers spacious accommodation with the added benefit of private parking, a valuable asset in a town centre setting.

The accommodation comprises a welcoming entrance hall leading to a generously proportioned lounge, providing ample space for both seating and dining. The kitchen is well laid out with a good range of units and comfortably accommodates a breakfasting table, making it both practical and sociable.





The double bedroom benefits from built-in wardrobes, offering excellent storage without compromising floor space. The bathroom is fitted with a three-piece suite and features a shower over the bath.

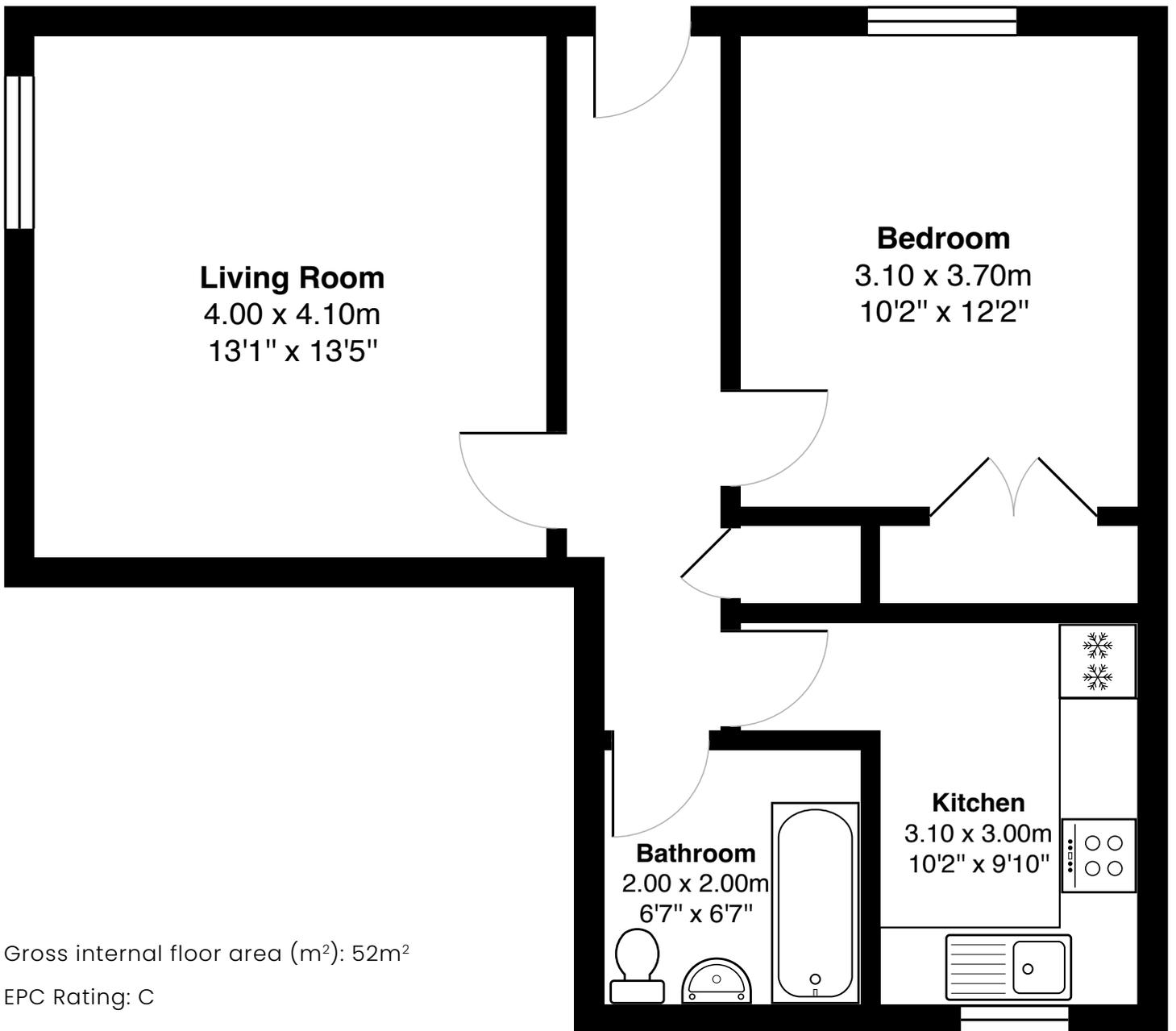




The property is offered chain free, allowing for a straightforward and efficient purchase process. Ideal for first-time buyers, downsizers or investors seeking a central, easily rentable asset.

Key Features

- Central location
 - Private parking
 - Spacious lounge
 - Breakfasting kitchen
 - Double bedroom with built-in wardrobes
 - Bathroom with shower over bath
 - Chain free
 - Well maintained and nicely presented
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Gross internal floor area (m²): 52m²

EPC Rating: C





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.

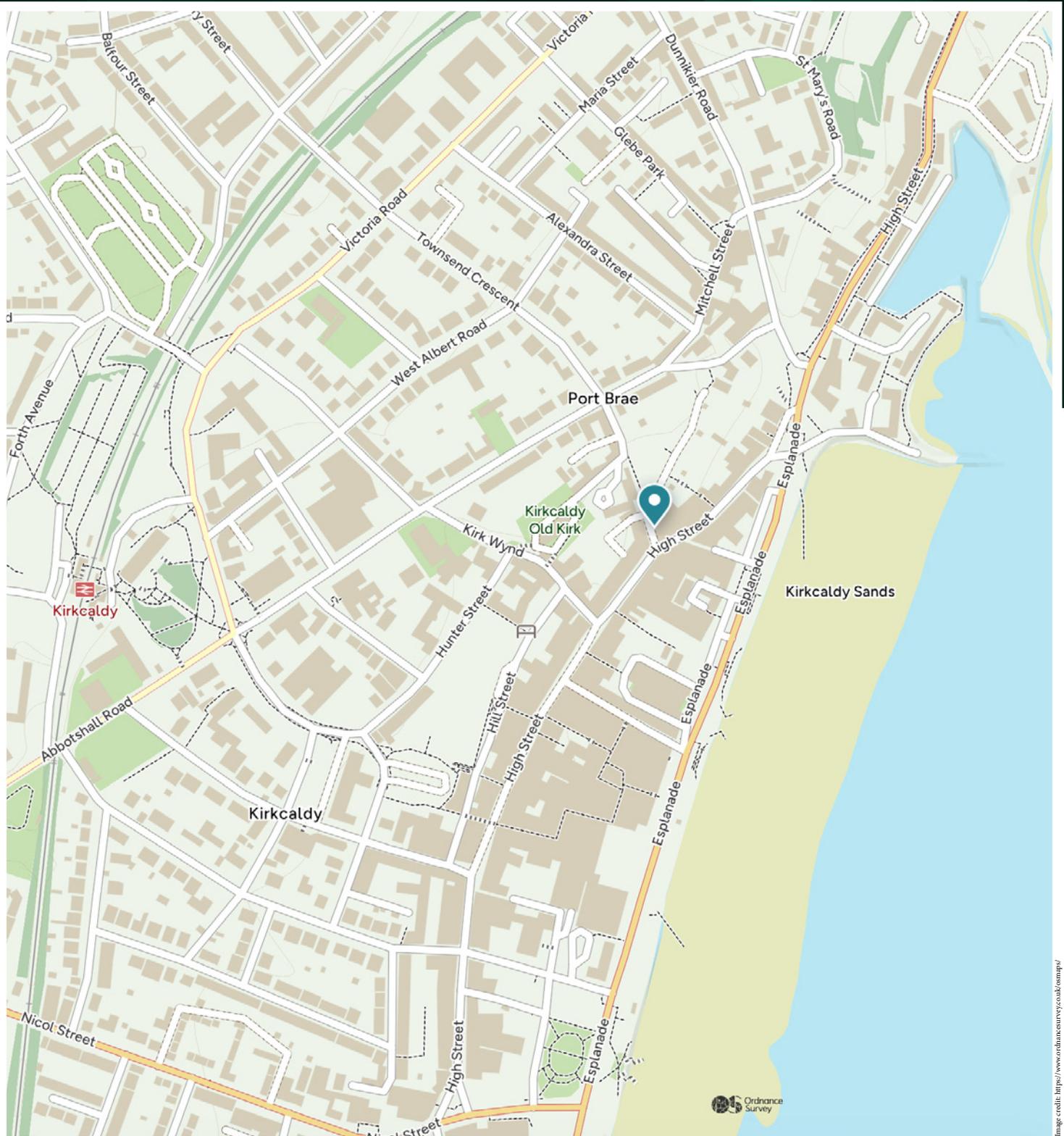


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