

31 Douglas Street

KIRKCALDY, FIFE, KY1 1QB



GROUND-FLOOR TWO-BEDROOM TOWN
CENTRE FLAT WITH PRIVATE PARKING



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McEwan Fraser Legal is delighted to introduce to the market this lovely two-double bed, ground floor flat which is a stones throw from the High Street and Promenade. The flat is situated in a quiet cul de sac and is just a five minute walk from the Town Centre & Bus Station, as well as just ten minutes from Kirkcaldy Train Station. The property is suitable for an array of buyers, including; first-time, downsizing or as an investment .

This property features a spacious living room and a bright kitchen which comes with all integrated appliances, including the four ring electric hob, oven, fridge freezer and a washer/dryer. Both bedrooms boast ample storage space with each having its own built in, mirrored wardrobe. Through the corridor you will find the modern two-piece bathroom suite.

In addition, the property benefits from private residential parking with an allocated space and shared rear garden.

Early viewings will be essential as this will not be around for long in the current market.

31 Douglas Street

the lounge



the kitchen





bedroom 1

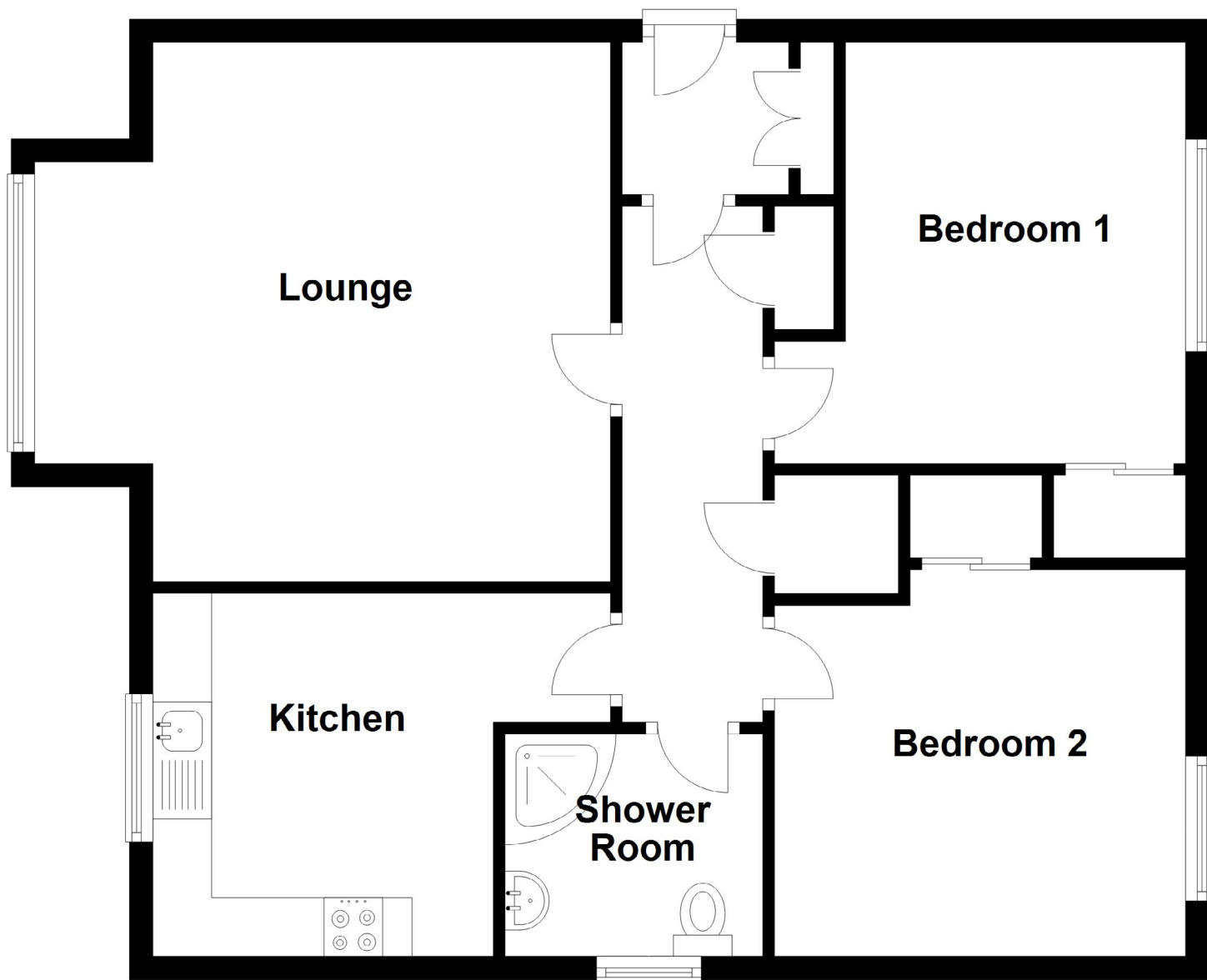




bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.91m (16'1") x 4.60m (15'1")
Kitchen	3.10m (10'2") x 2.90m (9'6")
Bedroom 1	3.59m (11'9") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.30m (10'10")
Shower Room	2.20m (7'2") x 1.90m (6'3")

Gross internal floor area (m²): 72m²

EPC Rating: D

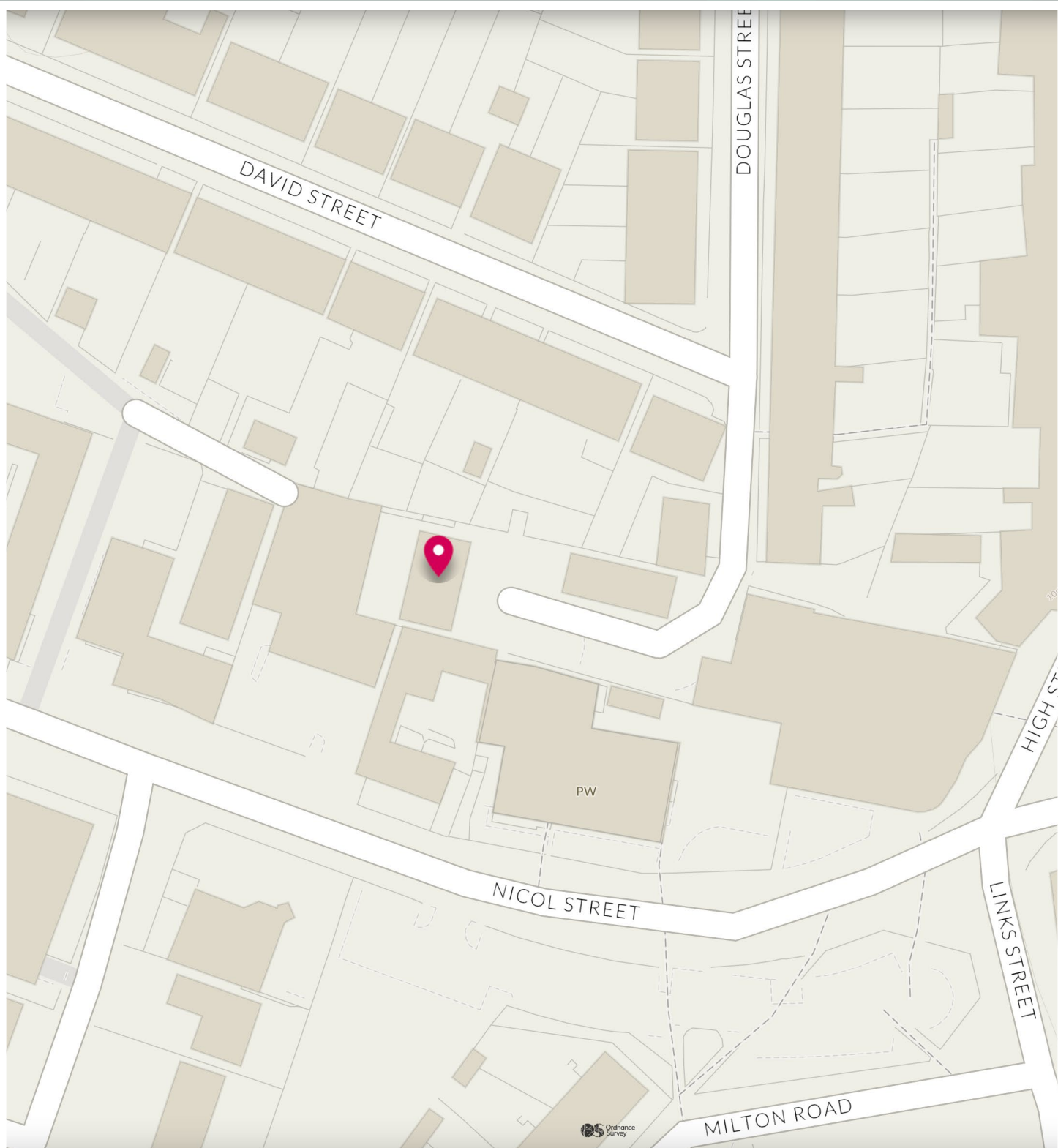




Situated just off Kirkcaldy High Street, this property boasts convenience! Kirkcaldy offers a wide range of shopping, recreational facilities and amenities including a theatre, museum and library. The town has its own town centre bus and rail station (the station offers rail links from Edinburgh to Dundee) and is well placed for access to the motorway network and a selection of parks.

Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services including a theatre, museum and library 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 highstreet and Fife Central Retail park at the top of the town. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

The Location



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Part
Exchange
Available



Text and description
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Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
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Designer

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