

12 Birrell Close

KIRKCALDY, FIFE, KY1 2NT



A two-bedroom upper flat where every detail has been carefully considered



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Stylish two-bedroom upper flat, nestled within a well-maintained plot and accessed via external stairs. This flat redefines the essence of modern living, from the moment you arrive, you'll be captivated by the curb appeal and ample parking, setting the tone for the interior that awaits.

THE LOUNGE



As you step inside, you'll be greeted by a spacious lounge that serves as the heart of this stylish flat. Its modern decor style and generous dimensions create a welcoming atmosphere, perfect for relaxation and entertaining. This is where cherished moments are shared and where your unique style can shine. The well-stocked kitchen offers an array of units and ample work surface, making it a culinary haven for those who appreciate the art of cooking. Whether you're preparing everyday meals or hosting special gatherings, this space is a chef's dream.

THE KITCHEN





This upper flat features two double bedrooms, each designed to provide a peaceful retreat. These well-proportioned bedrooms offer the ideal space for unwinding after a long day, ensuring your nights are filled with tranquillity and comfort. The Master bedroom boasts an en-suite shower room, adding a touch of luxury and convenience to your daily routine. The en-suite design ensures privacy and practicality, making it a valuable addition to your living space.

The family bathroom is the epitome of relaxation, featuring a three-piece suite that includes a luxurious bathtub. Whether you prefer a quick, invigorating shower or a leisurely soak, this bathroom has you covered. It's a space that embodies tranquillity and offers the perfect start and end to your day.

THE BATHROOM



BEDROOM 1



BEDROOM 2

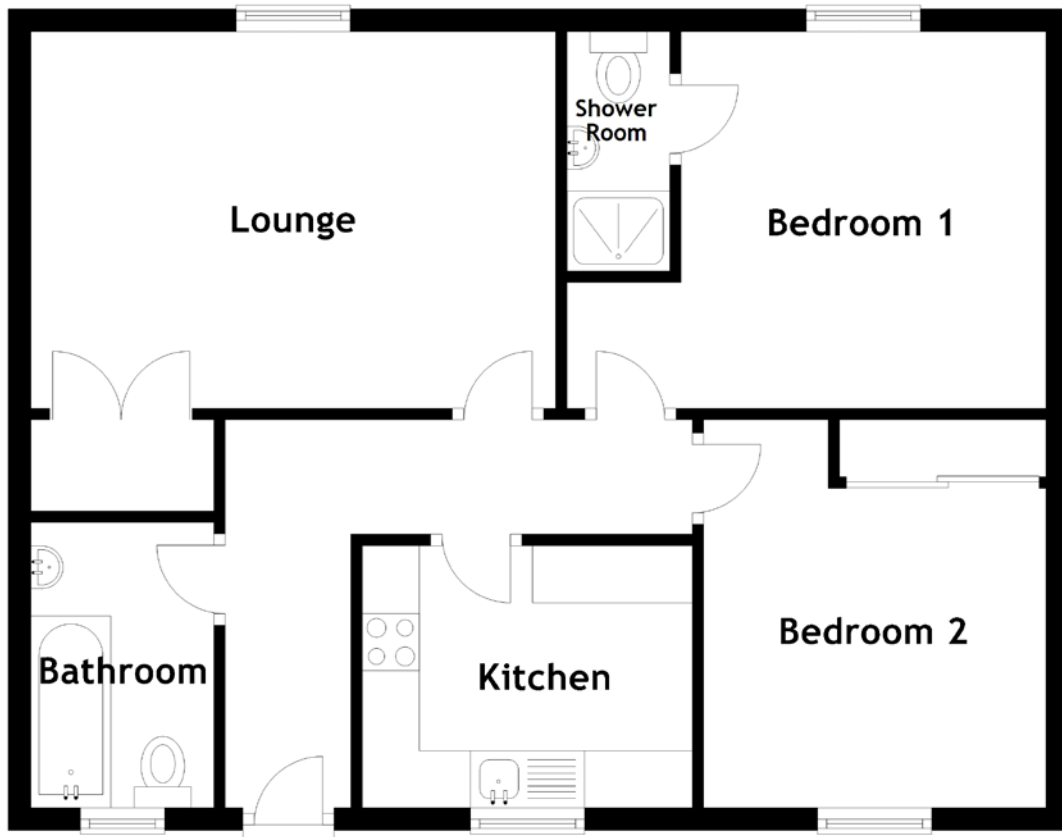


In conclusion, this two-bedroom upper flat offers a lifestyle of comfort and style, where every detail has been carefully considered. From the well-maintained communal gardens (a factors fee is applicable) to the spacious lounge, well-stocked kitchen, and tranquil bedrooms, this flat exudes modern elegance. Don't miss the opportunity to make it your own and experience the true essence of contemporary living. Schedule a viewing today and take the first step toward elevating your lifestyle in this exceptional flat.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge 4.60m (15'1") x 3.30m (10'10")
 Kitchen 2.90m (9'6") x 2.30m (7'6")
 Bathroom 2.50m (8'2") x 1.60m (5'3")

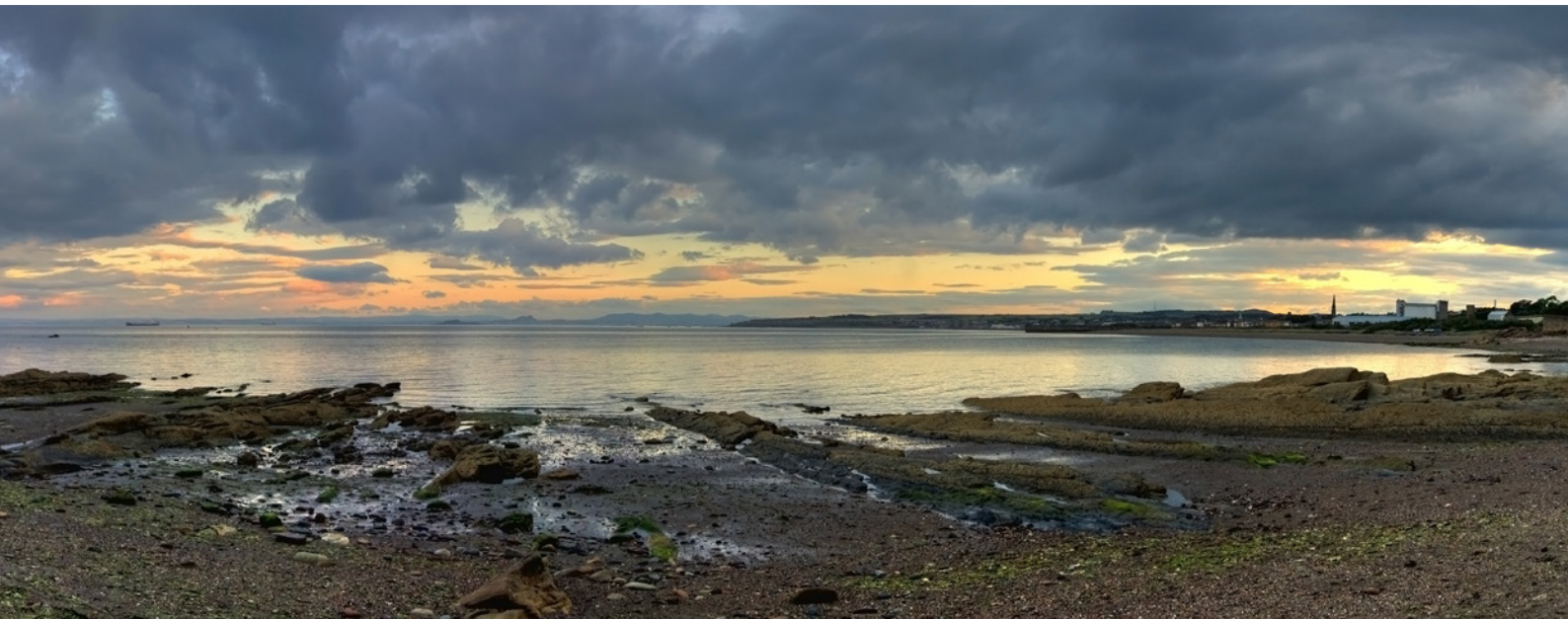
Bedroom 1 4.20m (13'9") x 3.30m (10'10")
 En-suite 2.10m (6'11") x 0.90m (2'11")
 Bedroom 2 3.40m (11'2") x 3.00m (9'10")

Gross internal floor area (m²): 60m²
 EPC Rating: C



THE LOCATION

Nestled along the scenic Fife coastline, Kirkcaldy stands as a vibrant and historic town that beautifully combines its rich heritage with a modern, forward-thinking spirit. Known for its cultural attractions, and picturesque surroundings, Kirkcaldy is a town that offers the best of both worlds.





Kirkcaldy's coastal location, along the Firth of Forth, provides residents with breathtaking sea views and access to miles of beaches. The charming waterfront promenade is a favourite spot for leisurely walks and picnics.

Kirkcaldy boasts a strong sense of community, where residents actively engage in local events, festivals, and initiatives. The cultural scene in Kirkcaldy is thriving, with various theatres, galleries, and arts centres offering a wide range of entertainment and cultural experiences. The Adam Smith Theatre hosts numerous live performances and events throughout the year. Home to a number of educational institutions, including the Adam Smith College, Kirkcaldy provides opportunities for quality education and lifelong learning.

The surrounding countryside offers a wealth of opportunities for outdoor enthusiasts. With beautiful parks, gardens, and nature reserves, Kirkcaldy is an ideal base for nature lovers and hikers. The town centre is a bustling hub, with a variety of shops, restaurants, and cafes, providing residents with access to all their everyday needs. On the edge of Kirkcaldy sits a large retail park.

Kirkcaldy benefits from excellent transport links, including a train station that connects the town to major cities, making commuting and travel a breeze.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
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.