

23 Shetland Place

KIRKCALDY, FIFE, KY1 3DY



*SPACIOUS TWO BEDROOM FLAT
WITH SECURE ENTRY SYSTEM*



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McEwan Fraser Legal is delighted to present this top-floor flat, situated in a popular location, offers an abundance of parking spaces and a spacious interior, making it an ideal home for those seeking convenience and comfort. The lounge has been freshly decorated and features a new carpet, creating a welcoming and modern atmosphere. Two generously proportioned bedrooms provide ample living space, and the property benefits from plenty of storage throughout.

While the kitchen and bathroom would benefit from some upgrading, this presents an excellent opportunity for personalisation and adding your own touch to the property. The flat is equipped with electric heating, ensuring warmth and comfort year-round.

A well-maintained communal staircase and entry system enhance the property's appeal, adding to the sense of security and community. One of the standout features of this flat is the superb views it offers, allowing you to enjoy the surrounding scenery from the comfort of your home. With its spacious interior, potential for upgrades, and plentiful parking, this top-floor flat is an excellent choice for those looking to invest in a property that combines practicality with potential.







Bedroom 1



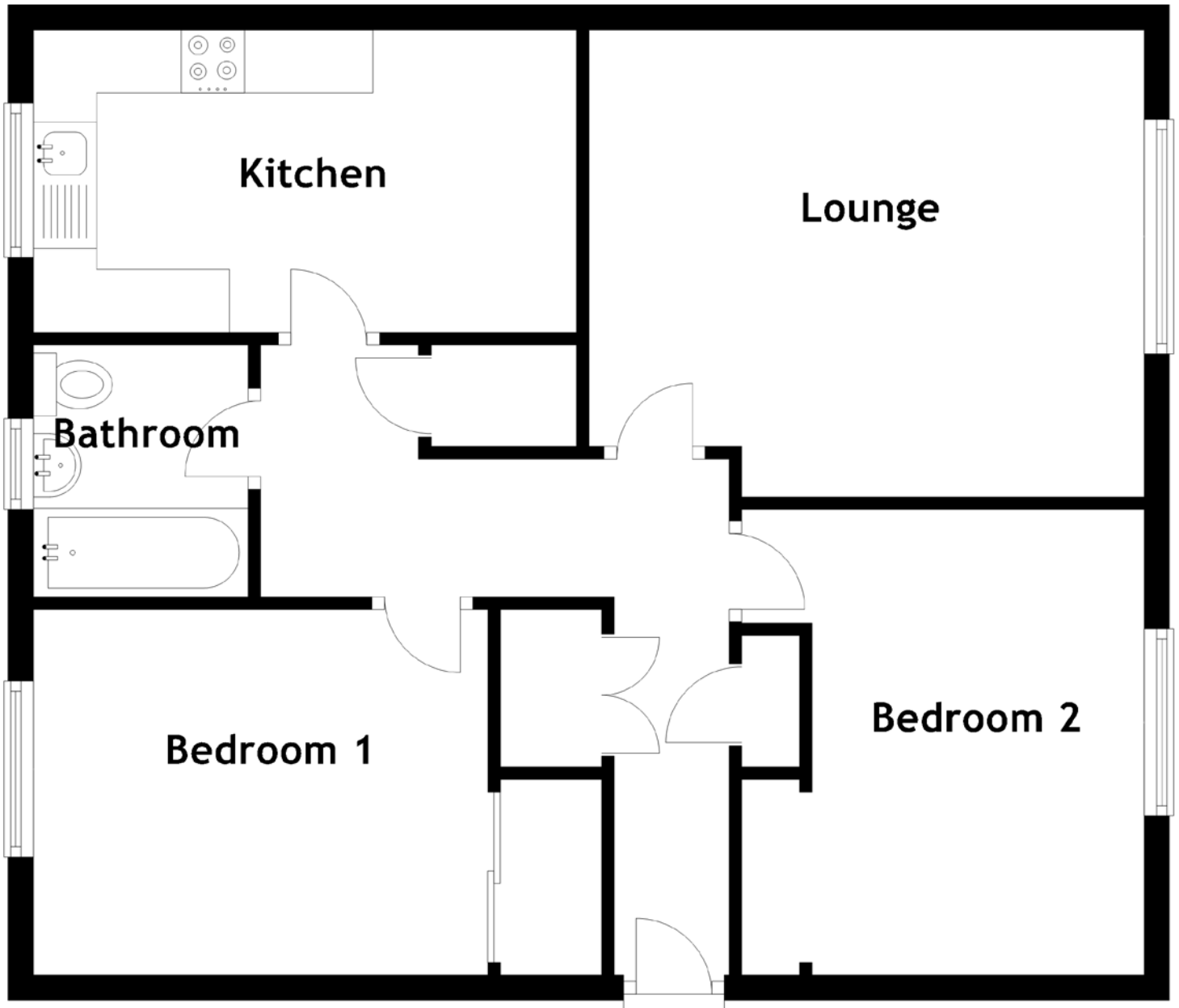


Bedroom 2





VIEW FROM LOUNGE



Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.70m (12'2")
Kitchen	4.30m (14'1") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 2.90m (9'6")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 67m²

EPC Rating: F



Kirkcaldy, a bustling town on the stunning Fife coastline, offers an ideal blend of rich history, modern amenities, and natural beauty. Residents enjoy a wide range of amenities, including excellent shopping options, a variety of dining experiences, and a thriving arts scene centered around the Adam Smith Theatre. Kirkcaldy also hosts one of Scotland's longest-running street fairs, the Links Market, drawing visitors from near and far.

For families, Kirkcaldy offers a selection of highly regarded schools, numerous parks, and recreational facilities. Beveridge Park, with its picturesque lake, gardens, and play areas, is a local favorite. The town's coastline provides stunning views and walking paths, perfect for leisurely strolls or invigorating runs. Transport links are exceptional, with the town's railway station offering regular services to Edinburgh, Dundee, and beyond. The A92 also provides quick and easy access to major road networks, making commuting straightforward and convenient. Kirkcaldy's combination of coastal charm, historical significance, and modern conveniences make it an attractive choice for those looking to enjoy a balanced and enriching lifestyle. This home, situated in the heart of Kirkcaldy, places you within easy reach of all the town has to offer, ensuring a comfortable and enjoyable living experience.

The Location



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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