

16 Ollerton Court

VICTORIA ROAD, KIRKCALDY, KY11DZ



*STUNNING TWO-BEDROOM APARTMENT
IN SOUGHT-AFTER OLLERTON COURT*



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McEwan Fraser Legal is delighted to present this exceptional two-bedroom apartment located in the highly desirable residential setting of Ollerton Court, Kirkcaldy. Set within an attractive, well-maintained building with communal gardens and residents' parking, this spacious property is perfect for first-time buyers, young professionals, or investors seeking comfort, style, and convenience.

The property immediately impresses with a generous and open hallway that sets the tone for the space and light throughout. Unique architectural features such as slanted ceilings and striking feature walls in each room add a contemporary edge and a touch of character that sets this home apart.

The expansive living room is flooded with natural light from large, bright windows. Freshly painted and finished to a high standard, the space comfortably accommodates both lounge and dining areas—ideal for entertaining or relaxing in style.

The Property





Conveniently located just off the living room, the modern tiled kitchen offers excellent functionality, with ample cupboard space, an integrated oven, and a gas hob.





The primary double bedroom boasts generous proportions, a mirrored built-in wardrobe, and large windows that bathe the room in light. Slanted ceiling lines add charm and individuality, complemented by tasteful décor and a stylish feature wall.





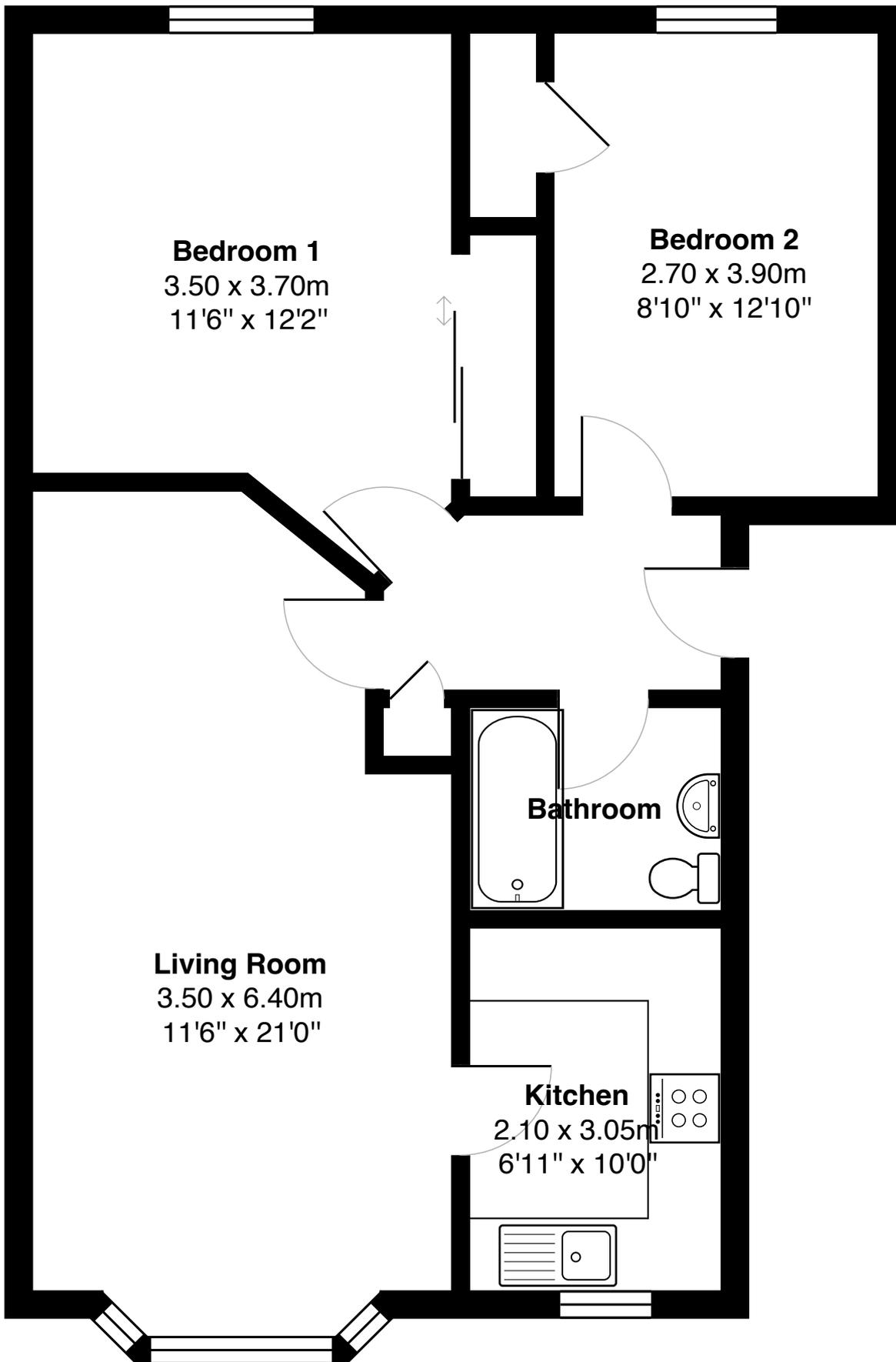
The second bedroom, currently used as a home office, offers flexible accommodation, and could easily serve as a comfortable double bedroom, complete with another eye-catching feature wall.





The modern bathroom is finished with elegant tiling and offers a bright, fresh space featuring an integrated bath and shower.





Gross internal floor area (m²): 58m²

EPC Rating: C



Externally, residents benefit from beautifully maintained communal gardens and ample residential parking, all within a peaceful and established neighbourhood that remains well-connected to Kirkcaldy's excellent transport links, schools, and local amenities. This property truly combines spacious living, modern finishes, and characterful design, making it a fantastic opportunity in one of Kirkcaldy's most appealing developments.

The Exterior



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 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.

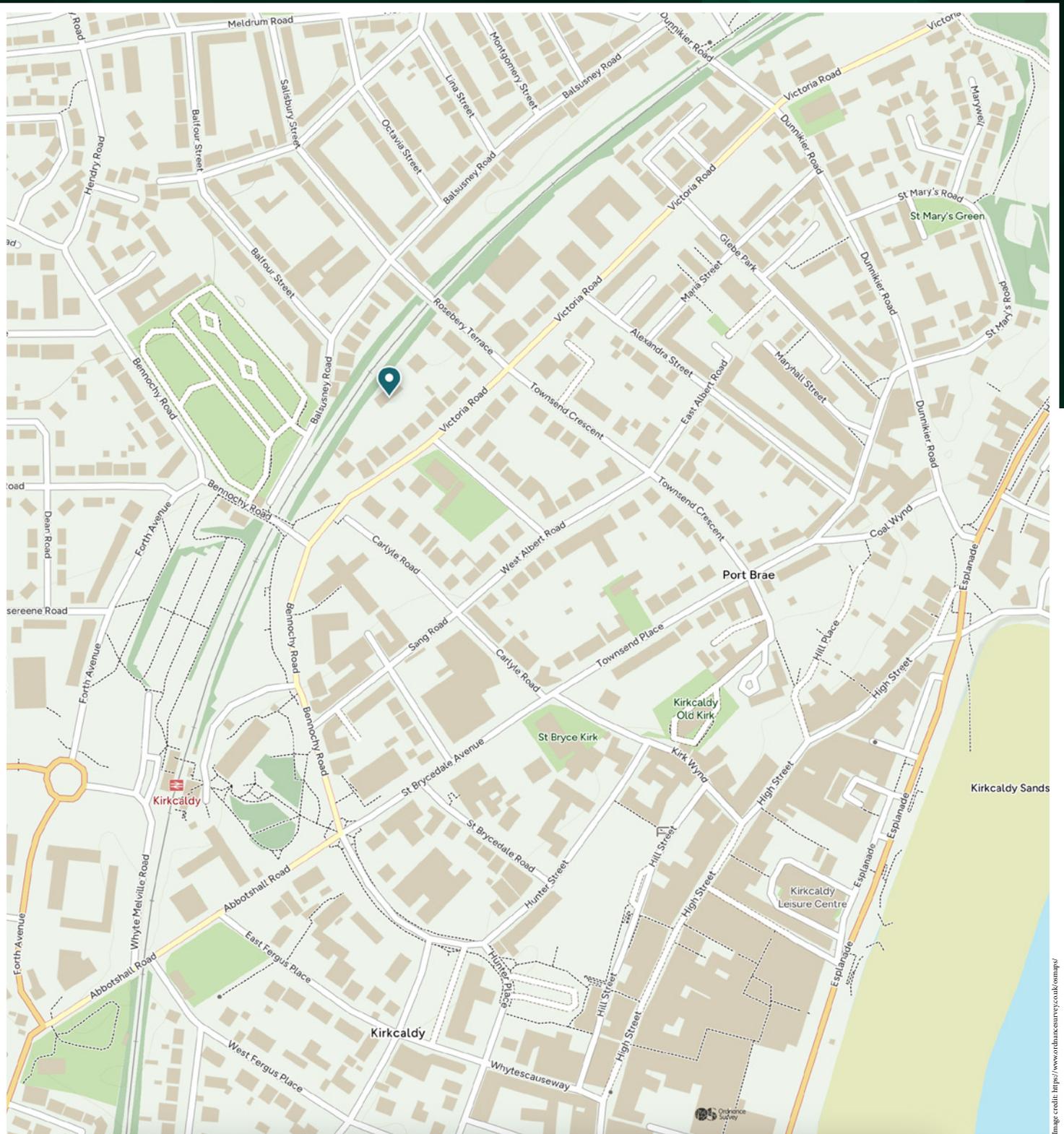


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