



*WONDERFUL TWO BEDROOM  
VICTORIAN APARTMENT*



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411A high street is a beautiful first-floor flat. The property itself has been well maintained and is in truly walk-in condition throughout. It offers spacious and flexible accommodation and retains many period features. The wooden floors throughout add a rich warmth to the home.

The property is accessed via its own front door into a communal stairway. The hallway provides access to all rooms, including a useful storage cupboard. The modern kitchen features multiple wall and base-mounted storage units, a modern work surface and hob with a breakfast area and space for a dining table. The lounge area has ample room for two large sofas with dual sash windows flooding the room with natural light.

**411A High Street**



The spacious first bedroom features a large window that floods the room with light and built-in storage. The second bedroom is a generous double with adequate space for free-standing furniture and a stylish en-suite shower room. The property is completed by the modern bathroom, which features a basin, toilet and a shower over the bath.

The property further benefits from gas central heating. This is a must-see to appreciate the accommodation on offer.

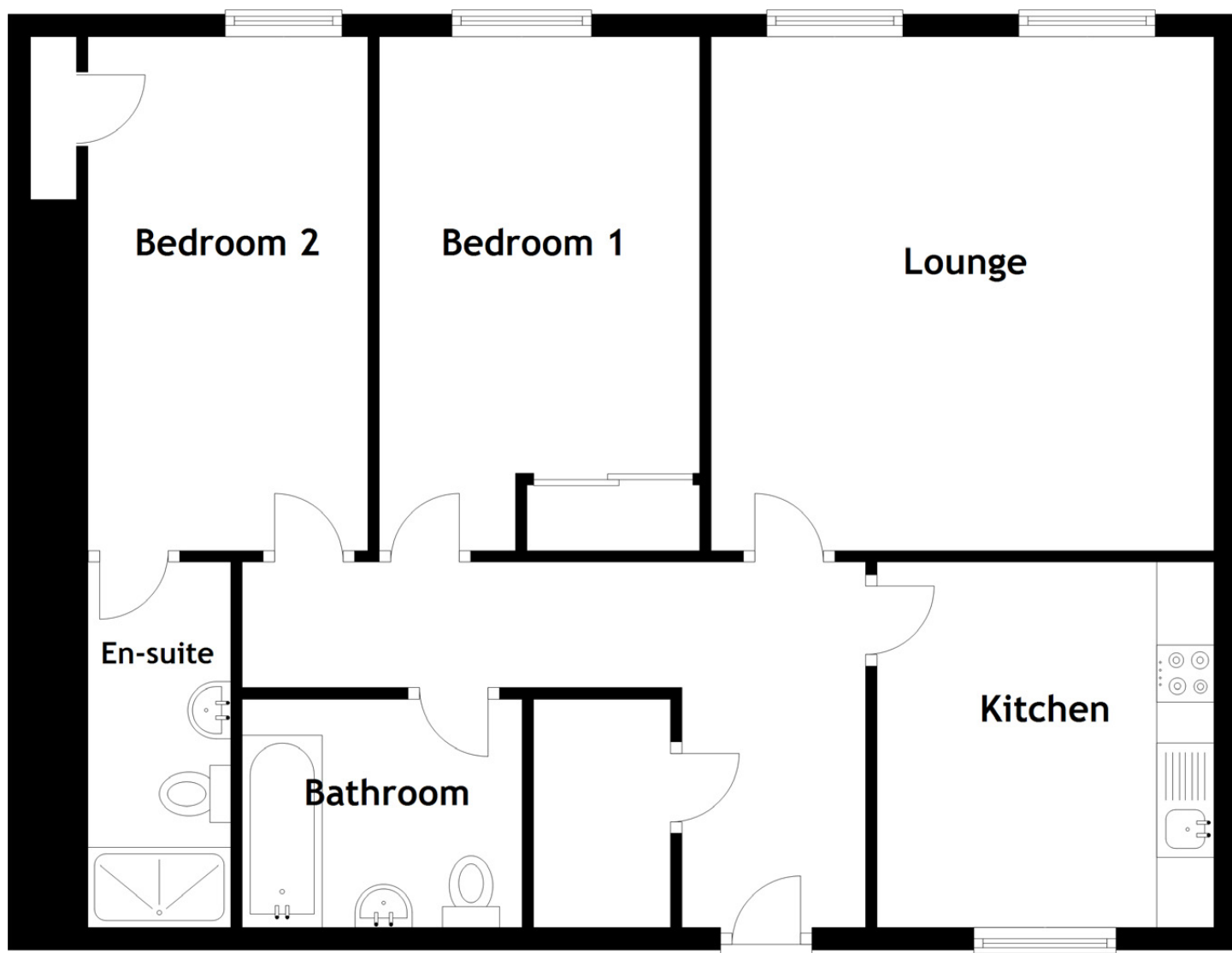




**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 4.40m (14'5")
Kitchen	3.20m (10'6") x 2.95m (9'8")
Bedroom 1	4.50m (14'9") x 2.80m (9'2")
Bedroom 2	4.50m (14'9") x 2.45m (8')
Bathroom	2.45m (8') x 2.00m (6'7")
En-suite	3.20m (10'6") x 1.25m (4'1")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: D

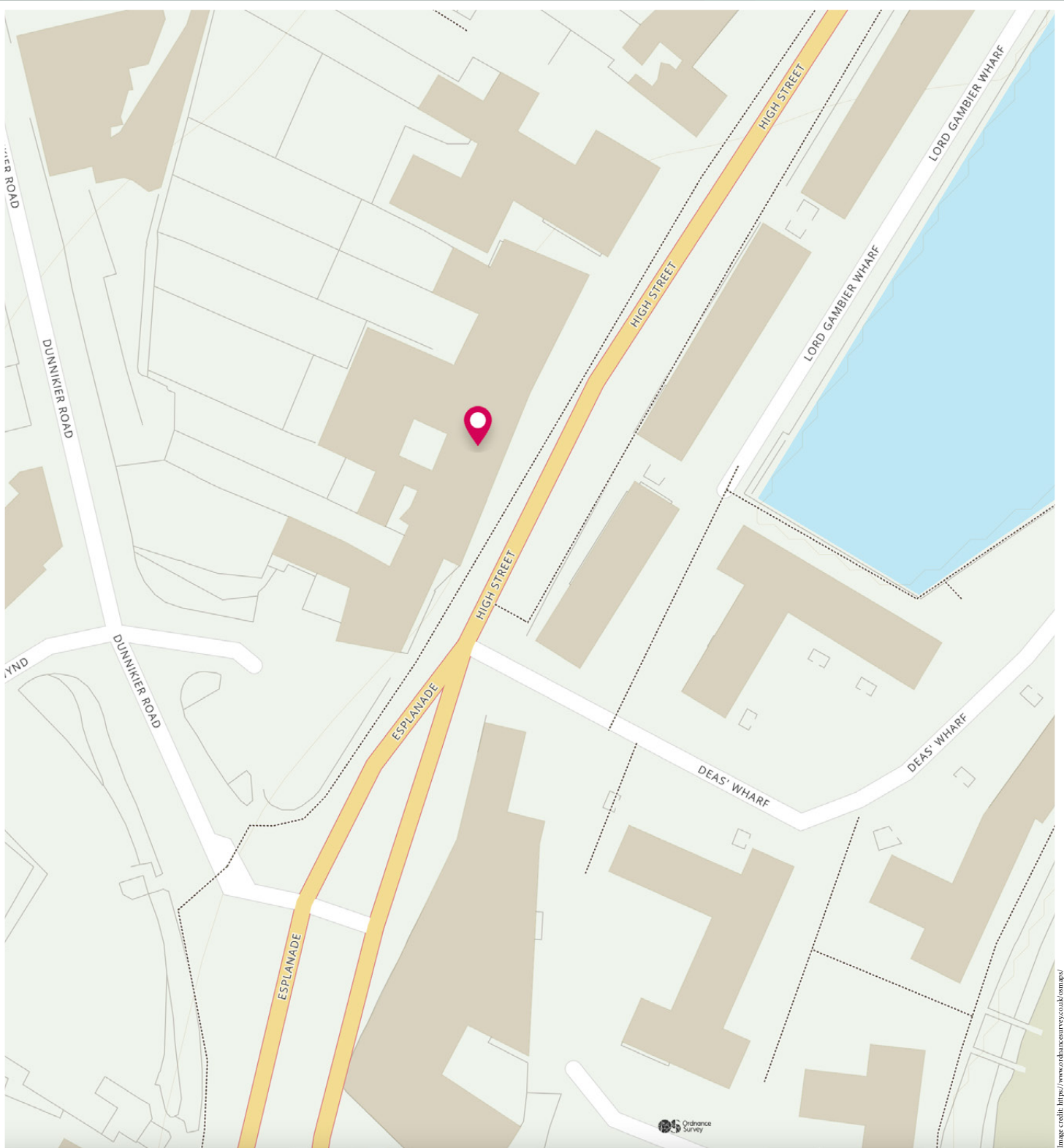


For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the north of Dunfermline and the Forth Bridges. Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.

There are also four secondary schools and twelve primary schools. Kirkcaldy train station is easily accessed by this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. For those who enjoy the outdoors.

## The Location





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