



*DELIGHTFUL ONE BEDROOM TOP FLOOR  
FLAT IN A MODERN DEVELOPMENT*



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This very attractive and rare one bedroom flat is located in a quiet residential setting, centrally located in a well sought after residential area of Kirkcaldy. It has been updated to a high standard and would make an excellent purchase for a first time buyers or buy to let investor. The property is well-presented through-out with contemporary decorative features.

The accommodation comprises of bright lounge with stunning views, well equipped kitchen including integrated electric oven and hob, fridge, and washing machine, entrance hallway with storage cupboard, bathroom with bath and shower and a large double bedroom with fitted wardrobes.

The property also benefits from gas central heating and double glazing. There is allocated parking to the flat and ample visitors parking. There are attractive gardens and well kept communal areas within the residential estate, which are maintained by various companies appointed by The Kyles Houseowners Association at a yearly maintenance fee cost of £100 per property.







**The Bedroom**









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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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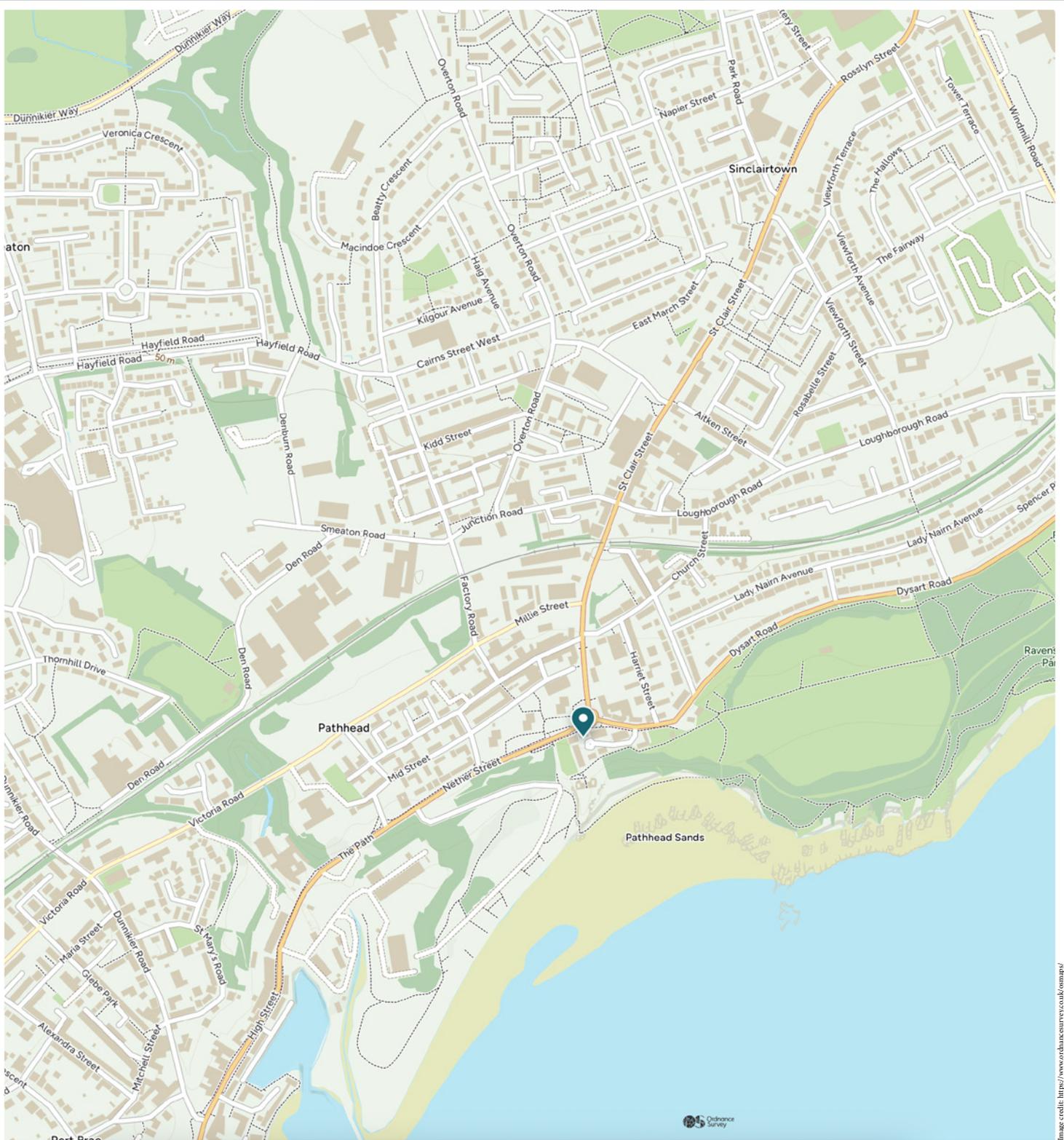


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