

2 Bed Flat In 17 Mill Street , Kirkcaldy, KY1 1AD

£74,500





SHORT DESCRIPTION

Property Ref: 13869 Two bedroom flat situated within a short stroll of Beveridge Park, railway/bus stations, and the vibrant town centre, offering an array of amenities in a prime location. The accommodation features laminated flooring throughout . Large lounge plus a modern kitchen complete with oven, hob, extractor and stainless steel sink,fridge freezer and washer dryer. The two bedrooms look onto the quiet back area. Bathroom includes a bath with an overhead shower ,straight from combi boiler so good pressure, and fitted sink with and W/C, ensuring modern comfort.. All that is needed is a fresh coat of paint which is why the home report value is low at £75,000 Equipped with gas central heating, double glazing and laminate flooring this property prioritises comfort and energy efficiency. Residents also enjoy designated parking. Factored development Home report . The 2's on the home report for rainwater fittings and roof are covered by the factor - park Property management who do a yearly maintainance check on the building . The einternal stairway also gets clean regularly by the factor payment. Monthly cost for factoring - including Building insurance, property maintainance and external garden upkeep is £77 pcm Kirkcaldy itself is a coastal town on the shores of the Firth of Forth, providing a range of amenities, including excellent shopping options, a retail park, recreational facilities, and cultural attractions such as a theatre, museum, and library. Families will appreciate the superb selection of schooling options, including nursery, primary, secondary, and further education facilities, ensuring access to quality education within the area..



Bed Room(s)



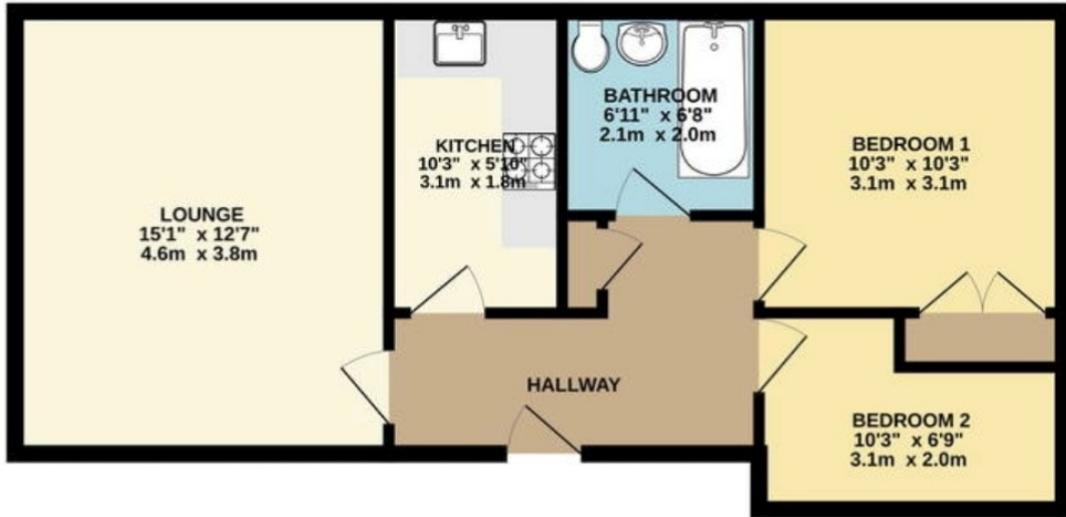
Bath Room(s)



Living Room(s)

FLOOR PLAN

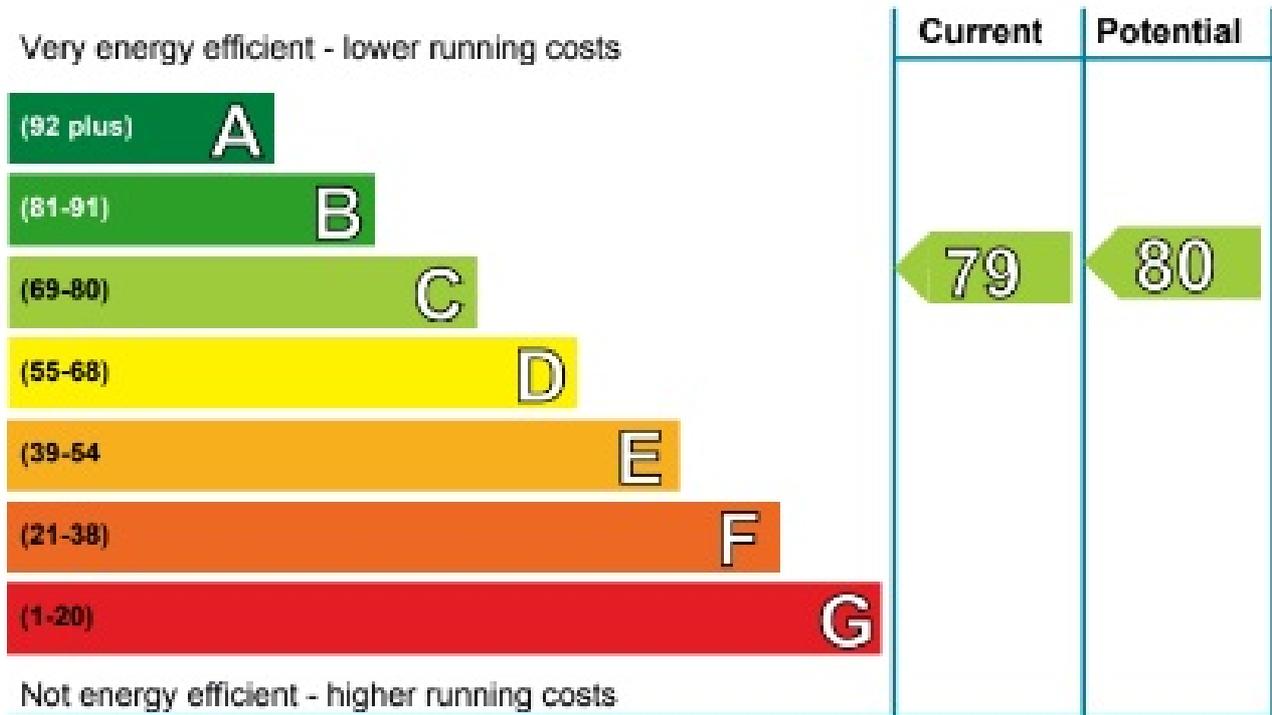
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) approx.

EPC GRAPH

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