



**boyd** property

77 Glebe Park  
EDINBURGH | KY1 1BN

# 77 Glebe Park

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## Description

An excellent opportunity has arisen to acquire this well-presented lower villa flat, situated in a popular, quiet residential area of Kirkcaldy town centre. The property is offered to the market in move in condition, it has been freshly painted in neutral tones with new floor coverings throughout. The accommodation briefly comprises a welcoming entrance hallway, a front facing lounge/dining room with stylish fitted kitchen located off. There are two light and airy bedrooms located to the rear, providing tranquil retreats (one with large walk-in storage cupboard) and the contemporary shower room completes the accommodation. The property benefits from gas central heating, double glazing and externally there is a fully enclosed, easily maintained private front garden and there is ample on street parking available. This property will appeal to a variety of buyers given it's excellent central location such as first time buyer, young professional, small family or perhaps someone who is looking to downsize from a larger family home.

## Location

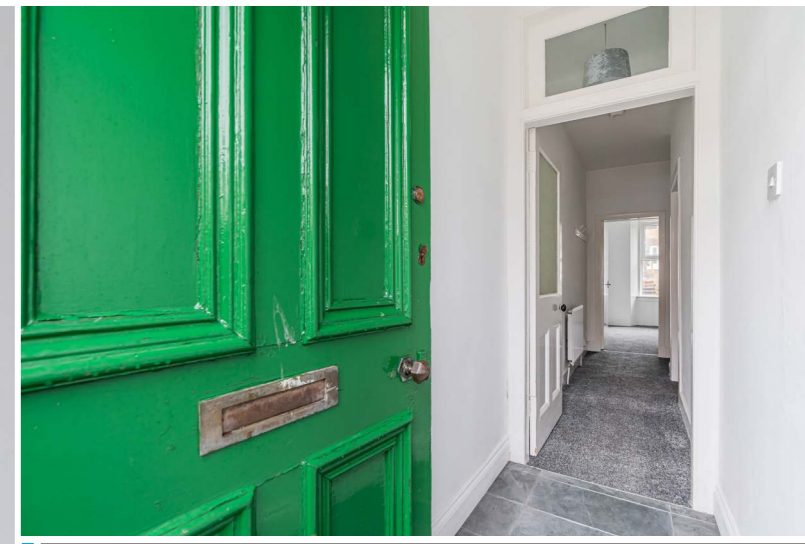
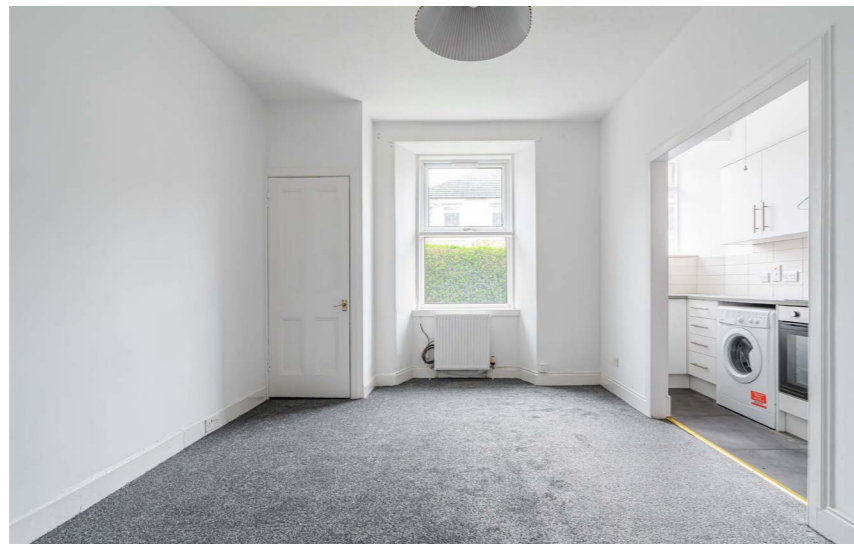
Situated in a popular but quiet residential area of Kirkcaldy town centre. Close to all local amenities, hospital, school catchment areas, leisure centre, gyms and excellent public transport links are all within easy walking distance. Only 2 minutes walk from the picturesque Harbour, Esplanade and beaches which are all on Fife Coastal Path. 10 mins walk to Beveridge Park, Kirkcaldy Bus and Train Stations, which provide excellent commuter links direct to Edinburgh, Glasgow, Dundee and London.

## Extras

All fitted floor coverings and integrated kitchen appliances.

## Price & Viewing

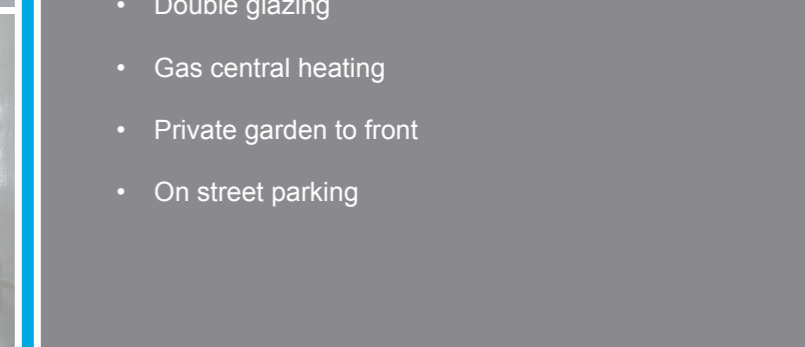
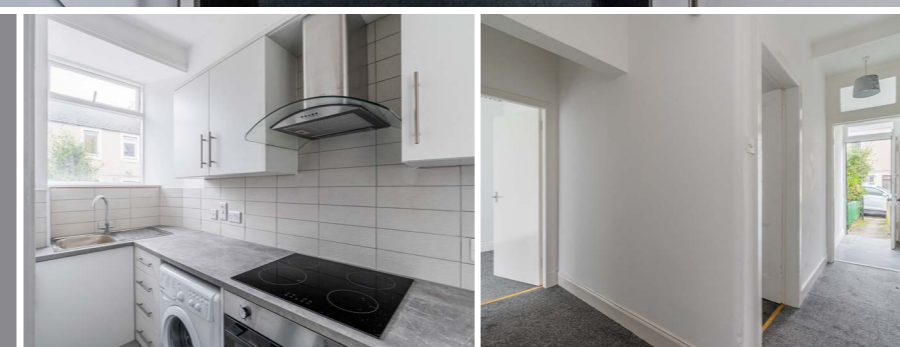
For price and viewing information contact Agents.



## Features

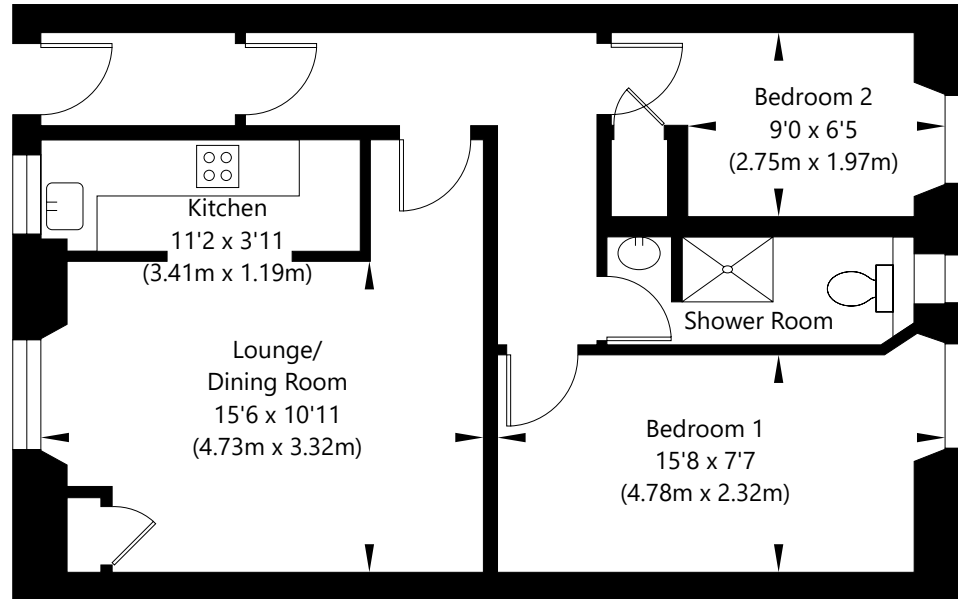
- Entrance hallway
- Lounge/Dining room
- Modern fitted kitchen
- 2 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Private garden to front
- On street parking

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Ground Floor  
 Approx. Internal Area 54.23 Sq M / 584 Sq Ft.  
 Not to scale. For identification only.  
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