



virtually staged by  **HOMELi**

 **boyd** property

113 High Street
KIRKCALDY | KY1 1LW

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Description

Boyd Property are delighted to present to the market this light and well proportioned 4-bedroom first floor flat, forming part of a traditional stone building. The property does not require upgrading and offers excellent potential to become an elegant family home with original period features which include tall ceilings, cornice work, wood panel doors, working shutters and fireplaces. The property is entered via a well-kept secure communal stairway and the accommodation briefly comprises a large reception hallway, a beautiful dual aspect lounge/dining room with feature fireplace, a fitted kitchen with useful party off, four good sized bedrooms and family size bathroom. The property further benefits from gas central heating, sash and case windows and has access to the rear of the building an undeveloped courtyard. It is shared jointly with the flat above and it is currently used as a sunspot with a roofed stone storage shed. Viewing is highly recommended to see the size and potential this superb property has to offer.

Virtual Staging

It should be noted as the property is currently vacant, we have virtually staged/renovated some of the rooms to showcase how this property could look after upgrading works have been carried out.

Location

Situated on the main High Street 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. Located close to 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

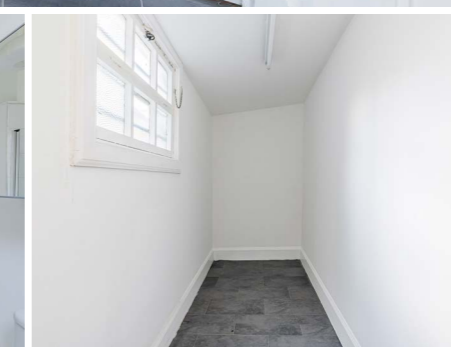
All fitted floor coverings and integrated kitchen appliances.

Price & Viewing

For price and viewing information contact Agents.

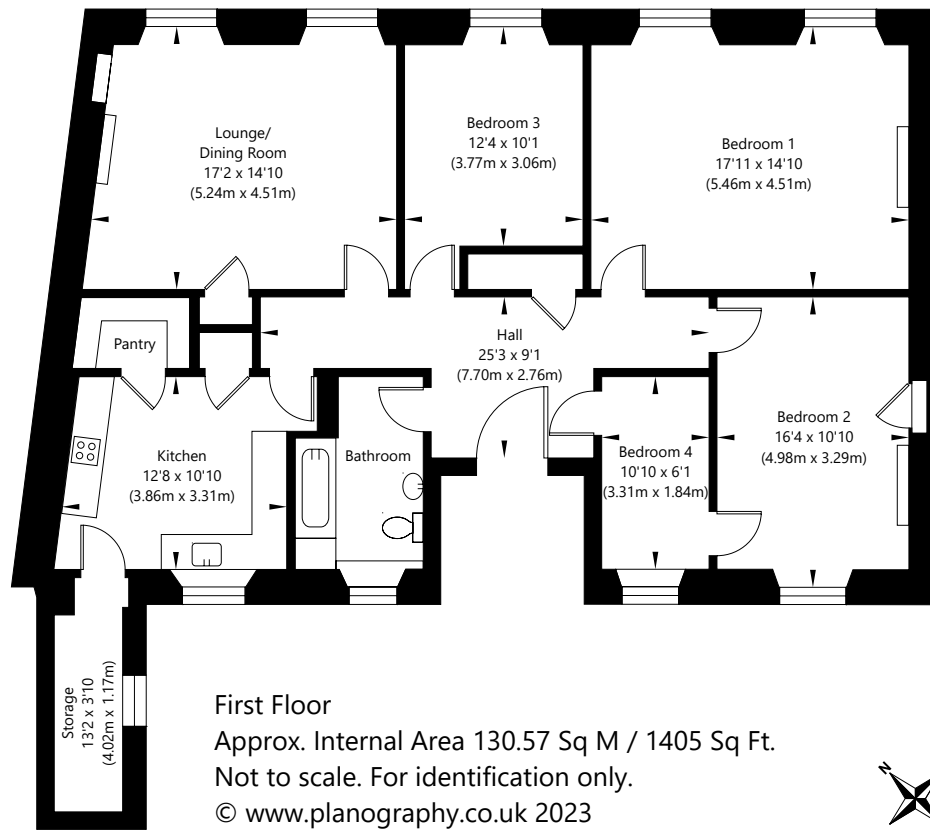
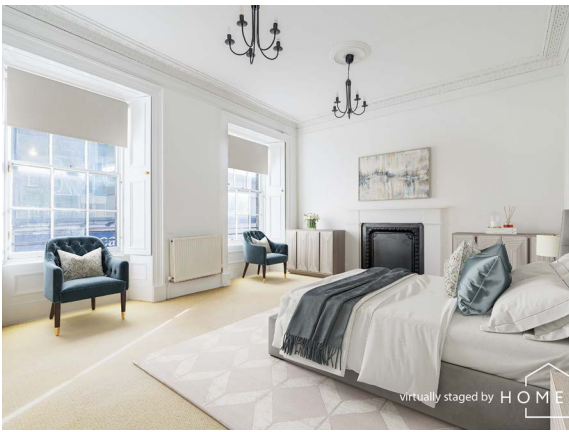


“A light and well-proportioned 4-bedroom first floor flat, forming part of a traditional stone building. The property does not require upgrading and offers excellent potential to become an elegant family home with original period features.”



Features

- Secure entry system
- Period features
- Reception hallway
- Lounge/Dining room
- Kitchen
- 4 Bedrooms
- Bathroom
- Sash and Case windows
- Gas central heating
- Shared courtyard



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.