



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 7, OSBORNE HOUSE

East Fergus Place, Kirkcaldy, Fife KY1 1XE



This centrally located one-bedroom, second-floor flat in sought-after Kirkcaldy has spacious accommodation and fresh, modern interiors. The flat boasts a spacious living with three southwest-facing windows for ample natural light and a stylish breakfasting kitchen with a store, contemporary splashbacks and Velux windows. It further features a generous sunny double-aspect bedroom and a modern shower room with a heated towel radiator. The flat is part of a converted B-listed tenement building and benefits from well-kept garden grounds, residents' allocated parking and easy access to excellent amenities, shops, the beach, green spaces and rail/bus links. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Sunny second/top-floor flat
- Part of a B-listed conversion in Kirkcaldy
- Near the railway station, the theatre and shops
- Shared hall and secure entry system
- Entrance hall and hall with storage
- Sun-filled spacious living room
- Stylish breakfasting kitchen with a store
- Sunny dual-aspect double bedroom
- Modern shower room with heated towel rail
- Well-kept communal grounds
- Residents parking and an allocated parking space
- Gas central heating and double glazing







"CENTRALLY LOCATED IN
KIRKCALDY, CLOSE TO THE
COAST AND RAIL LINKS
CONNECTING TO THE
CAPITAL."





ADAM
SMITH
THEATRE

EPC RATING:



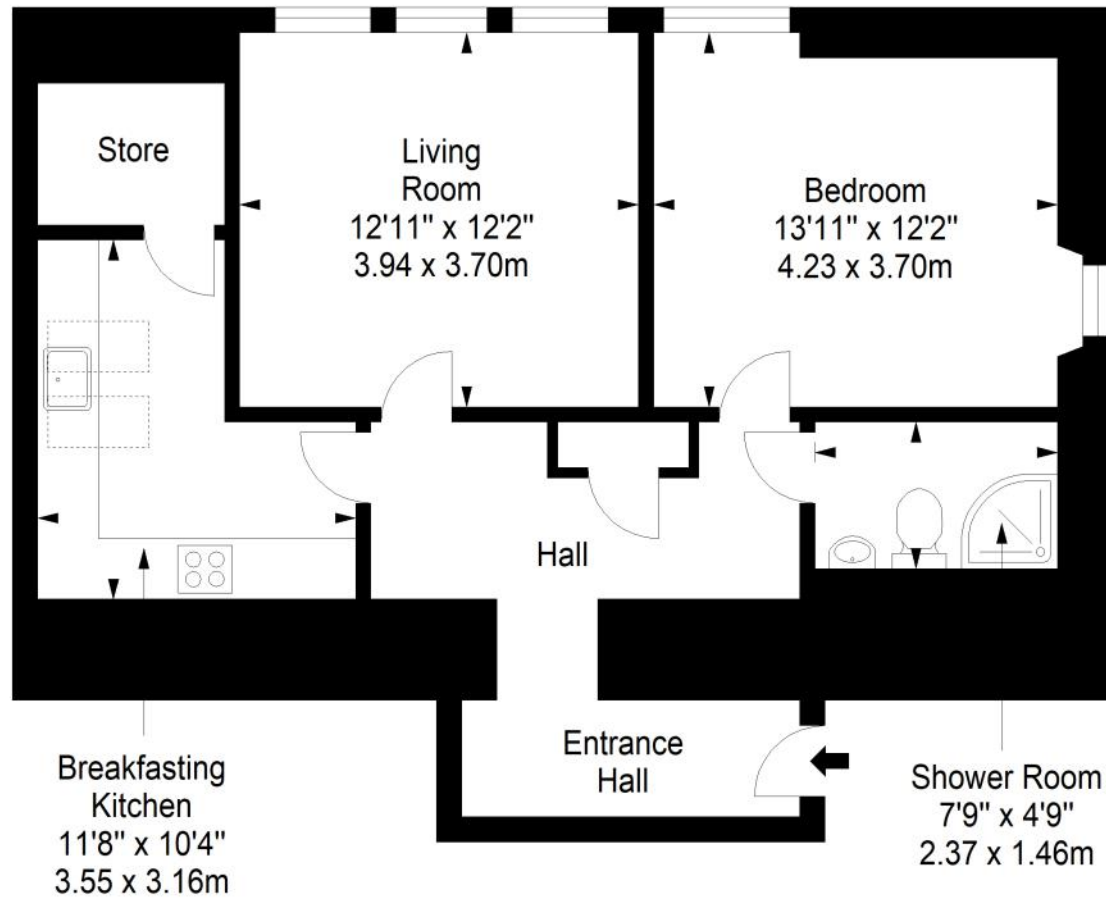
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



Total area: approx. 61.6 sq. metres (663.1 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

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0131 516 5366



GLASGOW

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G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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