



**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. Factoring Info: A factoring arrangement with Ross & Liddell. The monthly charge for this service is around £170.

## 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:

D

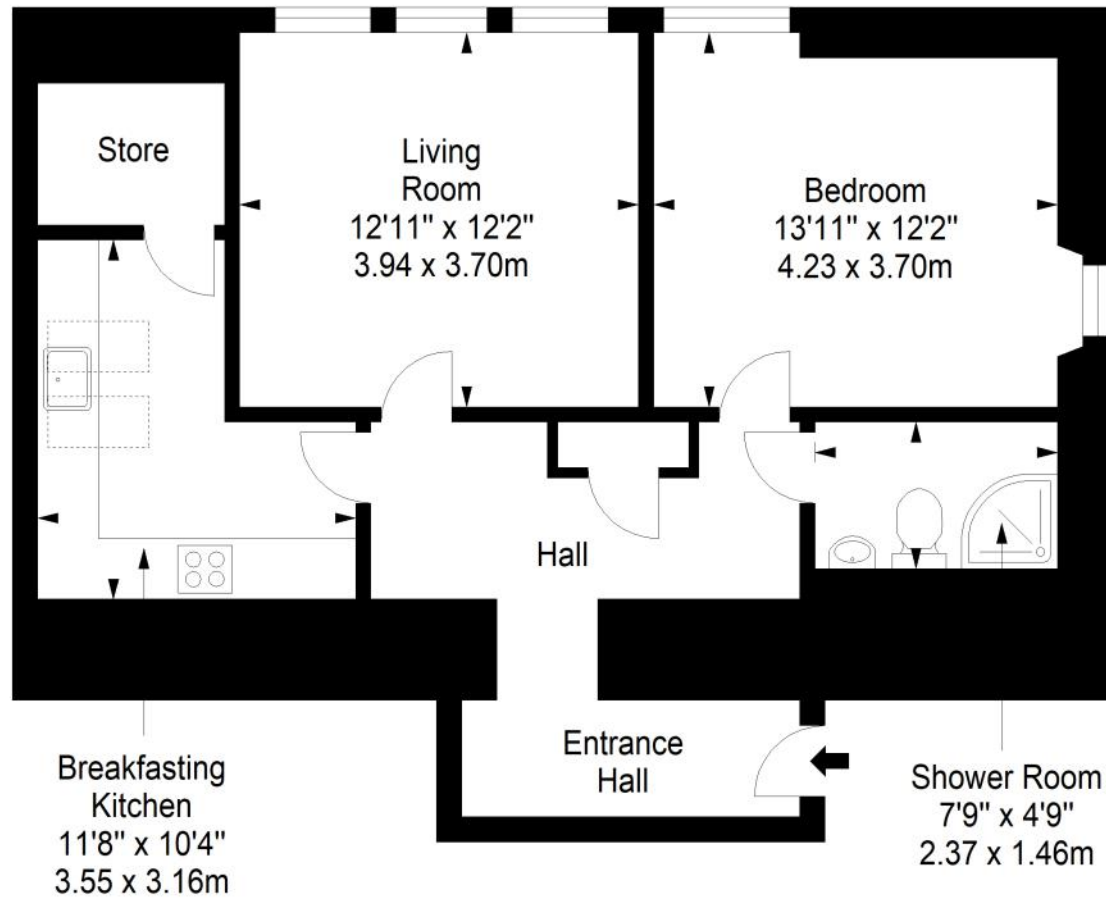
COUNCIL TAX BAND:

C

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

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
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



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.