



26a Carlyle Road, Kirkcaldy, KY1 1DB
Offers In The Region £350,000







Stunning maisonette apartment in the heart of town, a short walk to all local amenities, shopping and schooling. This deceptively spacious eight apartment home is spread over two levels, is beautifully presented with many attractive and traditional features throughout with original corncicing, feature fireplaces, wood panelling, yet has been modernised to provide a contemporary and stylish family home. There are well maintained and private gardens to the rear providing a child and pet safe environment. The accommodation is accessed via stone stairwell at the side into private entrance hallway, living room, sitting room, dining room or family room, study/bedroom, kitchen and bathroom. On the upper level there are four further double bedrooms (en-suite) and shower room. The property has attic space, shared access driveway with parking for several vehicles, single garage and outbuilding currently used as a utility area/laundry room.





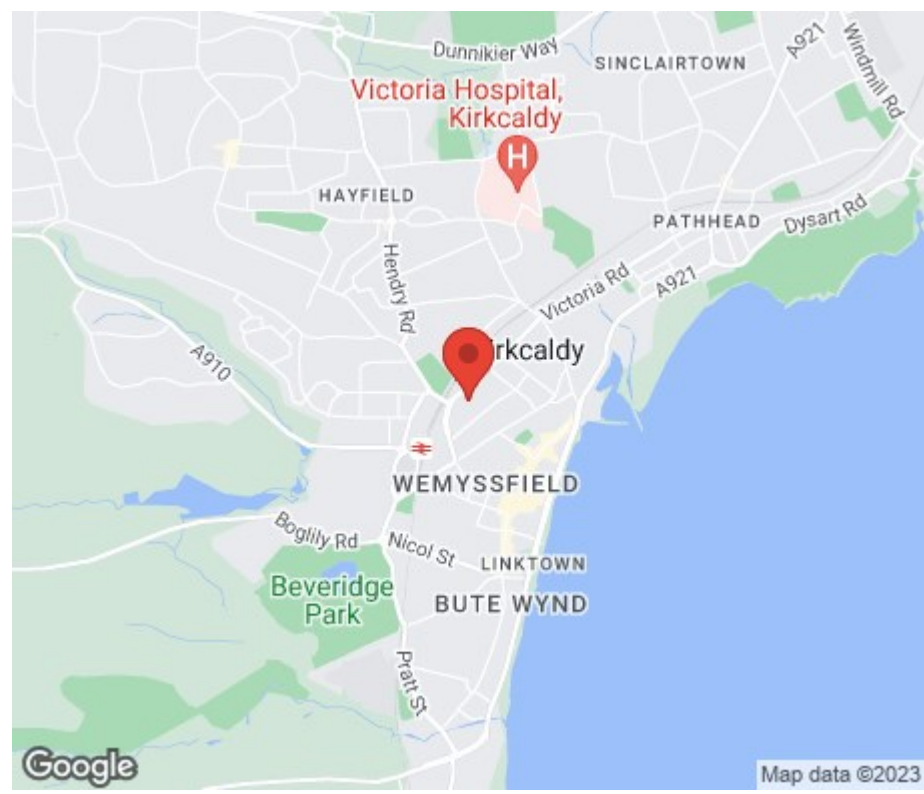
LOCATION

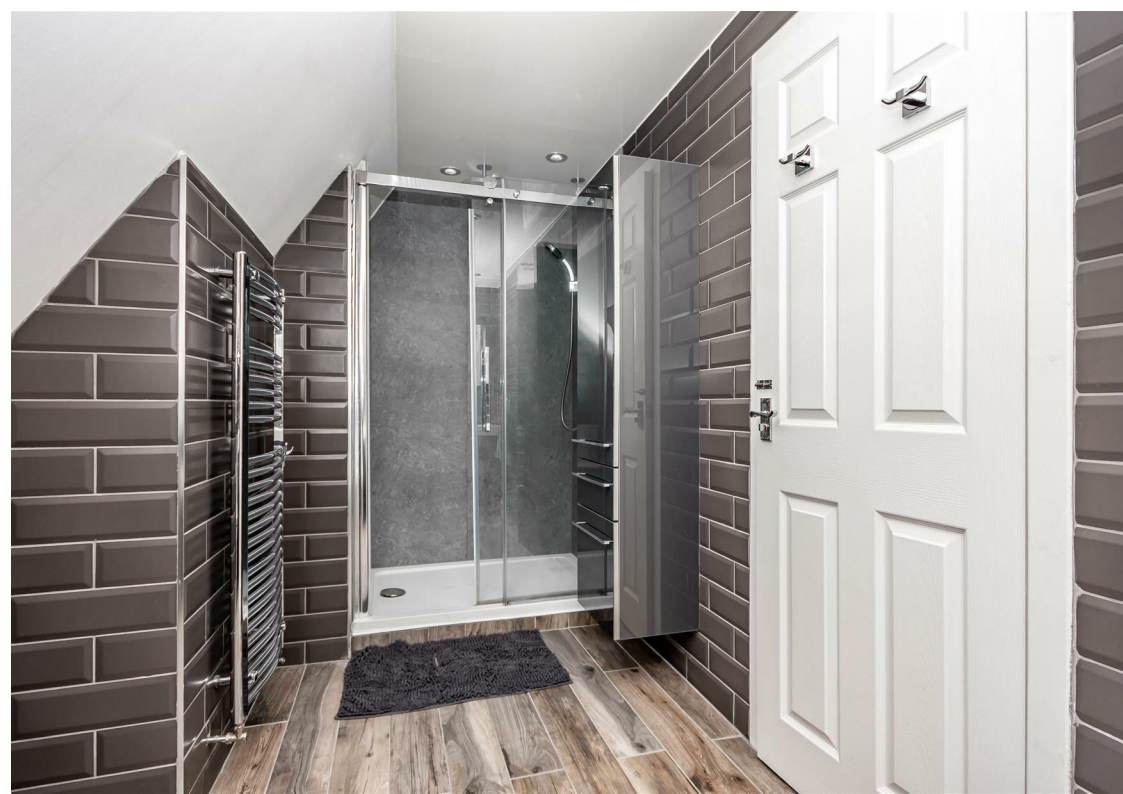
Kirkcaldy benefits from a range of amenities including an array of shops and supermarkets, recreational facilities including leisure centre, parks, bars and restaurants. Primary and secondary schools within walking distance. This town has a mainline railway station and the A92 two miles from the property making it ideal for the commuter for links to Dundee, Dunfermline and Edinburgh.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.











This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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AGENTS NOTE 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 electronic 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. No movable items will be included in the sale.