



RE/MAX PROPERTY



5 Anderson Street, Kirkcaldy, Fife, KY1 2AQ

- ***Lovely 1 Bedroom Apartment***
- ***Freshly Decorated & Carpeted***
 - ***Impressive Lounge***
 - ***Breakfasting Kitchen***
- ***Double Bedroom With Storage***
 - ***Gorgeous Views***
 - ***Sought-After Locale***
- ***Ideal First Time Buy, Or Investment Property***

****Seldom Available 1 Bedroom Apartment!****

Niall McCabe & RE/MAX Property are thrilled to present to the market this bright and spacious 1-bedroom upper apartment, set within the heart of Anderston Street, this property would make the ideal step on the property ladder & is in 'walk-condition' throughout. Accommodation comprises; lounge, kitchen, 1 double bedroom, shower room and a box room/study.

Anderson Street is located a short distance from Kirkcaldy town centre which has a wide range of services and amenities including local shopping, banking and recreational facilities. Nearby road and rail networks also allow ready access to the most important business and cultural centres throughout Scotland.

Tenure: Freehold

Council Tax Band: A

The home report can be downloaded from our website.

There are no factor fees



Entrance Hallway

7' 11" x 3' 5" (2.42m x 1.03m)

Entering in via an attractive glazed PVC door you are greeted by a spacious entrance area. Complete in creamy tones and offering striking flooring this is certainly an appealing first glimpse of the property.



Lounge

14' 7" x 12' 2" (4.45m x 3.71m)

Leading off the hallway is a bright, contemporary styled living room, which is enhanced by a chic décor and large window looking onto the gardens to the rear, which allows an abundance of natural light to bathe the room. The room enjoys a flexible floorspace for various furniture formations, from here, you access the kitchen.

Kitchen

12' 6" x 8' 1" (3.82m x 2.47m)

This bright and airy kitchen boasts a vast array of wood base & wall mounted units, complemented by contrasting splashback tiling and plentiful workspace. There is space for freestanding appliances, and a lovely breakfasting area – ideal for quick mid-week meals!



Bedroom 1

18' 5" x 12' 8" (5.62m x 3.85m)

The master bedroom is bright, sunny and is of great proportions. It boasts neutral decor, supplemented by pristine carpeted flooring and ample fitted storage. The room also commands fabulous views over the surrounding area & beyond.

Box Room

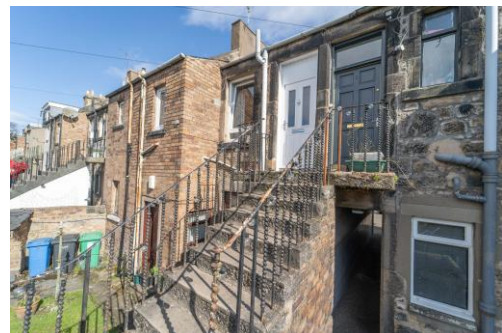
6' 6" x 4' 3" (1.97m x 1.30m)

A handy box/study space – decorated in fresh tones and flooded in light via a large window – this room could be used flexibly depending on the purchaser.

Shower Room

10' 11" x 3' 6" (3.33m x 1.07m)

The gorgeous shower-room comes complete with luxurious tile design, 3-piece suite comprising of wash hand basin, W.C and large shower enclosure with power showerhead. The room also hosts central lighting & a glazed window.





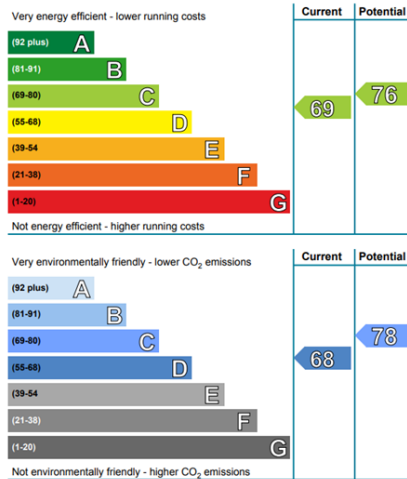
TOTAL: 47 m²
 Below Ground: 14.4 m² - FIGURE 2: 15 m²
 EXCLUDED: REAR PORCH: 1.5 m² - TOTAL: 31 m²

Matterport



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These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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