



**Abbots Mill, Kirkcaldy**  
**Offers over £194,995**

# Abbots Mill, Kirkcaldy

Stunning Spacious 3-Bedroom 2nd Floor Apartment With Single Garage, Situated Approx. 200 Yards From Beveridge Park, Kirkcaldy! Fantastic Central Location Offering Recently Updated Move In Condition Accommodation!

Allan England's award winning team at first for homes are proud to welcome to the market this lovely 3-Bed 2nd Floor Apartment situated within the heart of Kirkcaldy! The property is conveniently located just 200 yards (approx.) from Beveridge Park. This luxury apartment offers move-in condition accommodation comprising: secure entry system, stairs to 2nd level, spacious entrance hallway, 2 storage cupboards, solid oak doors throughout to modern open-plan lounge/diner with partial sea and church views with an abundance of natural light from 4 lounge windows, newly installed kitchen in 2023 with integrated induction hob, oven, frost free fridge and freezer, dishwasher and washing machine, master bedroom with double built in wardrobes and further sea views with en-suite shower room updated in Jan 2024, bedroom 2 currently serving as dining room with double built in wardrobes and bedroom 3 also generously sized, the property is complete internally with a new family shower room updated in Dec 2023 and newly installed windows in Apr 2024,

Externally, there are beautifully maintained communal garden grounds, ample residents parking bays and a single garage just a short distance from the property.

Located in a prime town centre location, all local amenities are just a short walk away—including the Beveridge Park, Train Station, Bus Station, Gym, Library, Adam Smith Theatre, and more.

An exceptional opportunity to secure a stylish home in a central and convenient location. Early viewing is highly recommended.

EPC RATING- C

COUNCIL TAX BAND- E

HOME REPORT VALUE- £205,000

The popular coastal Town of Kirkcaldy has a wide range of services including shopping, banking, schools and a host of recreational facilities such as the stunning Beveridge Park and the Adam Smith Theatre. For the commuter Kirkcaldy boasts a mainline train station and the A92 road link giving access to Edinburgh and all major local towns.





**SITUATION - Kirkcaldy**

**SECURE ENTRY SYSTEM**

**STAIRS TO 2ND LEVEL**

**ENTRANCE HALLWAY**

**OPEN PLAN LOUNGE/DINER**

20'1" x 15'0" (approx) (6.14m x 4.58m (approx))

**KITCHEN** 9'8" x 9'6" (approx) (2.95m x 2.90m (approx))

**BEDROOM 1**

13'5" x 10'10" (approx) (4.10m x 3.31m (approx))

**EN-SUITE**

**BEDROOM 3**

10'9" x 10'3" (approx) (3.28m x 3.13m (approx))

**BEDROOM 2/DINING ROOM**

14'9" x 8'6" (approx) (4.50m x 2.60m (approx))

**SHOWER ROOM**

9'3" x 5'5" (approx) (2.84m x 1.66m (approx))

**SINGLE GARAGE**

16'9" x 7'10" (approx) (5.13m x 2.40m (approx))

**RESIDENTIAL PARKING BAYS TO FRONT**

**INFORMATION**





Illustration for identification purposes only, measurements are approximate,  
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## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

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