



## 3 School Lane

, Kirkcaldy, KY1 3HQ

Offers Over £145,000



Quirky Mid-Terraced Cottage! The Ultimate Blend of Character and Modern Comfort.

Nestled in a quiet, sought-after pocket of Kirkcaldy, this charming mid-terraced cottage on School Lane is far from your average home. Perfectly blending traditional "quirky" character with a high-spec, modern finish, this property is presented in move-in condition. Boasting lounge, modern fitted kitchen, a unique bar/dining area, two bedrooms, shower room and beautifully maintained gardens, it offers a stylish lifestyle just steps away from local amenities and transport links. Please read information below for further details on the upgrades made in 2022.

Kirkcaldy, the vibrant "Lang Toun," offers a perfect blend of coastal charm and modern urban convenience on the northern shores of the Firth of Forth. Renowned for its stunning four-mile waterfront and historic Dysart Harbour, the town boasts extensive green spaces including the award-winning Beveridge and Ravensraig Parks. Residents enjoy a rich cultural scene centered around the Kirkcaldy Galleries and Adam Smith Theatre, alongside a bustling High Street and diverse local amenities. With excellent rail links to Edinburgh and Dundee, highly regarded schools, and significant ongoing regeneration projects, Kirkcaldy presents an ideal opportunity for families and professionals seeking a high quality of life in one of Fife's most historic and well-connected hubs.



