



13 Mill Street

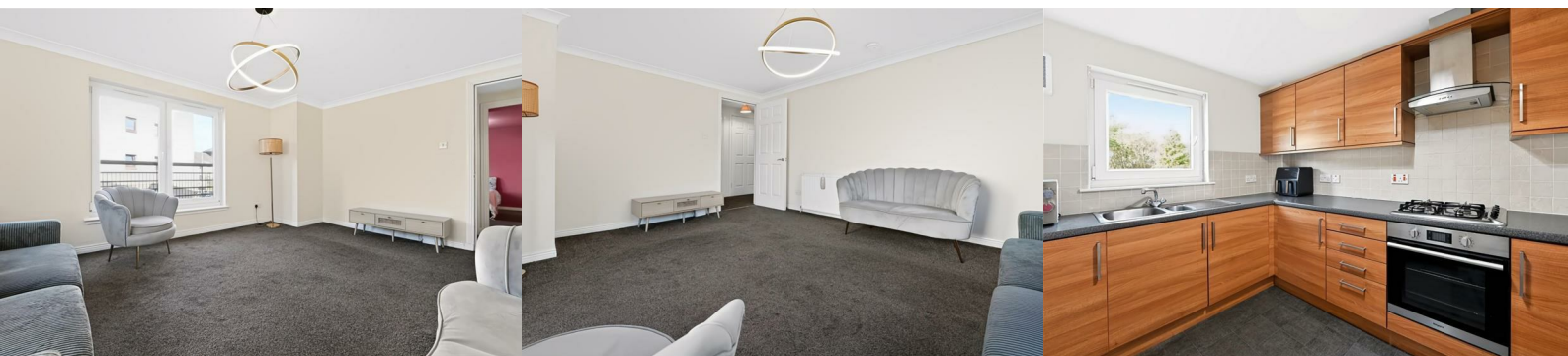
, Kirkcaldy, KY1 1AD

Offers Over £87,000



Enjoying a prime position within easy distance of Kirkcaldy town centre, this impressive first-floor apartment offers stylish, move-in-ready accommodation with the added benefits of secure entry, private residents parking, gas central heating and double glazing throughout. Boasting a bright and spacious lounge, modern kitchen, two generous double bedrooms, en suite shower room, and a family bathroom. This property also benefits from gas central heating and double glazing and presents an ideal opportunity for first-time buyers, professionals, downsizers or investors alike.

Kirkcaldy is one of Fife's principal coastal towns and offers an excellent range of amenities, including a wide selection of high street shops, supermarkets, cafes, restaurants, leisure facilities and healthcare services. The town benefits from well-regarded primary and secondary schooling together with Fife College and a number of recreational and sporting amenities. For commuters, Kirkcaldy Railway Station provides regular services to Edinburgh, Dundee and Aberdeen, while the nearby A92 trunk road offers convenient road links throughout Fife and beyond. A comprehensive local bus network further enhances connectivity, making Kirkcaldy an extremely popular location for families, professionals and those seeking easy access to surrounding towns and cities.



Entry/Entrance Hallway

Please note that the access to this flat is via the rear security door, not the front which is the fire door. So, drive around to the rear car park section and access via the main door.

Entered via a secure entry system into the rear main stairwell, the flat is located on the first floor. An attractive main door provides access into the welcoming hallway which benefits from two useful storage cupboards, one housing the electrical consumer unit and the other containing the gas central heating boiler. Doors to all main rooms.

Lounge 15'0" x 12'7" (4.58 x 3.85)

A particularly attractive lounge enjoying with double window formation, creating a wonderfully bright and airy living space. Generous proportions provide ample room for a range of furnishings, making this a perfect setting for both relaxing and entertaining.

Kitchen 12'9" x 8'4" (3.9 x 2.56)

The modern fitted kitchen features a good range of wall and base units with complementary work surfaces and space for a small table and chairs. Benefits from integrated hob, oven and extractor. Also included within the sale are the freestanding fridge/freezer and the washing machine which is neatly concealed behind a matching unit door for a streamlined finish.

Master Bedroom 10'7" x 10'2" (3.25 x 3.1)

A spacious and well-presented principal bedroom benefiting from a double window to the side, built-in cupboard doors into the wardrobe space and direct access to the private en suite shower room. The room offers excellent floor space and a bright, comfortable atmosphere.

En Suite

The en suite is fitted with a contemporary suite comprising toilet, wash hand basin set within a vanity unit and shower cubicle fitted with an electric shower.

Bedroom 12'9" x 8'7" (3.9 x 2.63)

Another generous double bedroom positioned to the front of the property. Offering versatile accommodation, this room is ideal as a guest bedroom, home office or additional double bedroom.

Bathroom

Fitted with a three-piece suite comprising toilet, wash hand basin with vanity storage below and bath with mains-fed shower over. A practical and well-appointed bathroom finished in neutral tones.

Gas Central Heating

The property benefits from gas central heating.

Double Glazing

The property features double glazing to windows.

Private Parking

There are private parking bays to the rear of the property.

Factor Fee

We are advised by our client that they pay £98.57 per month towards to factor fee which covers the building insurance and upkeep of the public areas.

Viewing

Viewing by appointment only. Please arrange your individual time slot by calling us on 01592 757114 or email us at property@innesjohnston.co.uk.

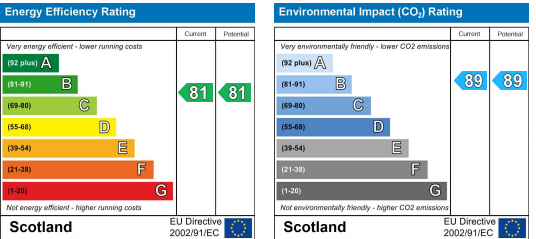
Do you have a property to sell?

If you're thinking of selling and would like expert advice or a market appraisal, call us on 01592 757114 to book your free, no-obligation appointment.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.