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## 44 Loom Road

, Kirkcaldy, KY2 5LL

Offers Over £110,000



Discover this immaculate, move-in-ready home, perfectly situated in one of Kirkcaldy's popular residential areas. This end terraced villa has been well maintained, offering a bright and contemporary living space ideal for first-time buyers, professionals, or those looking to downsize. Comprising lounge, kitchen with space for a small table, bedroom, shower room and also a good sized walk in cupboard. Gas central heating and double glazing for efficiency. Boasting private off-street parking and beautifully kept private gardens to both the front and rear, this property represents a rare opportunity to secure a "turn-key" home in a lovely location.

Kirkcaldy, a vibrant Fife coastal town which offers a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels, excellent leisure facilities and a host of recreational facilities such as Beveridge Park and the Adam Smith Theatre. The town boasts excellent transport links, including its own bus station and the Kirkcaldy railway station with direct connections to Edinburgh, Dundee and beyond. The A92 road link gives access to Edinburgh and all major local towns, making it an ideal commuter base.

Viewing by appointment only!



