

Bradburne & Co

Chartered Surveyors, Estate Agents

Cupar 19 miles

Perth 46 miles

**35f Kinghorn Road,
Kirkcaldy, Fife**

Edinburgh 27.5 miles

Dundee 31.5 miles



**NEWLY BUILT TWO BEDROOM LUXURY
FIRST FLOOR APARTMENT IN SELECT DEVELOPMENT
SITUATED IN KIRKCALDY WITHIN
COMMUTING DISTANCE OF EDINBURGH**

Accommodation:-

Entrance Hall, Sitting Room, Dining Kitchen,
2 Bedrooms, Bathroom

**Security Entrance
Garage and Parking Space
Double Glazing
Gas Central Heating
Views over Firth of Forth**



139 South Street St Andrews Fife KY16 9UN
Tel: 01334 479479 Fax: 01334 474399
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GENERAL DESCRIPTION

35f Kinghorn Road is a first floor flat just completed by local developers Campbell & Gay. It is finished to the highest standards with natural wood finishes throughout.

SITUATION

35 Kinghorn Road is situated at the south end of the town yet within easy walking distance of all day to day amenities. The town has a mainline railway station and Edinburgh is only a half hour drive by car.

DIRECTIONS

From the Esplanade in the town head south towards Kinghorn. Turn left onto the Kinghorn Road and after 250 yards No 35 appears on the left just after the bridge. For route planning the postcode is KY1 1SU.

PARTICULARS OF SALE

Part-glazed door leads to:-

Entrance Hall

Sitting Room

12'7" x 12'6"
(3.85m x 3.81m)

Dining Kitchen Floor and wall units. Integrated appliances. Part tiled splashback.
13'4" x 8'5"
(4.07m x 2.56m)

Bedroom 1 Double fitted wardrobe, shelved and hanging.
12'1" x 9'10"
(3.69m x 3.01m)

Bedroom 2 Double fitted wardrobe, shelved and hanging.
11'7" x 9'9"
(3.53m x 2.74m)

Bathroom Bath with shower over. Wash hand basin. W.C. Part tiled.
11'8" x 5'4"
(2.73m x 1.64m)

OUTSIDE

Garage Single garage in a block of six.

Designated private parking space and two visitor spaces.



GENERAL REMARKS AND INFORMATION

VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

The Council Tax has yet to be assessed.

OFFERS TO:- Bradburne & Co., 139 South Street, St Andrews, Fife KY16 9UN.

ASKING PRICE

Fixed Price of £122,000.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Room sizes are approximate from construction drawings.

Closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2008 Licence Number 100010748.