



## 28 Sandford Gate, Kirkcaldy, KY1

**Offers Over £89,000**

### **Full Description**

Spacious, well presented 1 bed first floor McCarthy & Stone built retirement home in sought after, central location close to town centre amenities. The property features a large, bright lounge / dining room with French doors leading to a modern kitchen with a selection of appliances. The hallway leads to a very spacious double bedroom with lots of floor space for free-standing furniture and a fitted double wardrobe. The modern shower-room is also off the hallway from where you will also access a large walk-in cupboard which houses the water tank, storage shelves and plenty space for additional storage.

The development itself comprises 61 self-contained apartments on four floors, served by a lift. The development is purpose built for retirement with good security arrangements and entry phone and video entry system with direct communication to the House Manager. Each owner occupier contributes to the cost of management and upkeep and will have reached a minimum age of sixty years or in the case of a couple one must be over sixty and the other over fifty-five. The property is fitted with emergency pull cords throughout which connect to the House Manager in office hours and to a centralised emergency call centre out-with office hours. There is a smoke detector system which connects direct to Fife Fire Service. The property is very modern and offers spacious, independent living for the

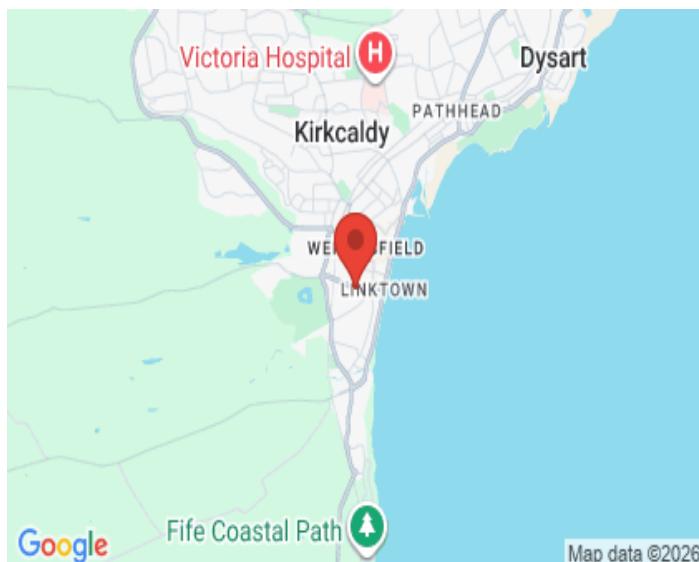
retired community and has the benefit of being part of a well maintained, attractive retirement complex.

The development boasts a spacious, luxury communal social lounge and kitchen facility as well as a fully maintained laundrette / washroom and a large, common and well-kept bin storage area. Sandford Gate has been designed to provide the very best in comfort and convenience situated within 450 yards of the local shops. This stunning property is ideally situated for convenience, being set just a stroll from the town centre and Esplanade. This property is therefore well located, with excellent amenities on the doorstep and it is also within a short walking distance of both the Bus and Rail stations and a short drive to the Fife Retail & Business Park and the A92 link roads providing commuter access to Scotland's major cities. Kirkcaldy boasts its own town centre Leisure Complex, library, theatre, museum, beaches, schools and parks.

Home Report Value £90,000

Council Tax Band D

Energy Performance Rating C



## Features

- Spacious 1 bed apartment
- First Floor
- Retirement Home
- Town Centre

## Contact Us

### Fords Daly

First Floor, Lomond House, John Smith Business Park, Grantsmuir Road, Kirkcaldy Fife KY2 6NA  
T: 01592 640630  
E: [info@fdlegal.co.uk](mailto:info@fdlegal.co.uk)