



High Street, Kirkcaldy, KY1

Offers Over £87,950

Full Description

Beautifully Upgraded 1 Bed First Floor Secure Entry Flat in Kirkcaldy's Historic Harbour Conservation Area, perfectly positioned in the vibrant heart of Kirkcaldy.

Why You'll Love This Home:

Spacious Lounge: A bright, light-filled, spacious and welcoming space with triple bay window formation flooding the room with natural light, ornate fireplace and centre ceiling cornice. Ideal room for relaxing or entertaining.

Charming Social Dining Kitchen: Tradition with a contemporary twist, complete with solid wood worktops, and plenty of room for family living and dining. This room overlooks the back garden area.

Handy Box Room: off the kitchen and adds convenience and practicality.

Modern Bathroom: Stylish and generously sized, featuring subway tiled and an overhead shower.

Generous Bedroom: Offering lots of room for free-standing furniture.

Comfort Throughout: Gas central heating ensures warmth.

Outside: You can enjoy the communal garden, complete with decking and a walkway—an appealing outdoor space within this central setting.

Location, Location, Location:

Step outside and enjoy everything Kirkcaldy has to offer in terms of

outstanding convenience: cafés, bars, modern leisure complex, Adam Smith Theatre, museum, and library are all on your doorstep. The beach and scenic esplanade are just a few steps away, perfect for morning walks or weekend relaxation. Commuting is a breeze with bus and train stations nearby and easy access to the motorway network.

This home combines character, space, and convenience with stunning coastal views—ideal for families, professionals, or anyone seeking a stylish lifestyle in a prime location and is also a potential investment opportunity within one of Kirkcaldy's most historic and characterful areas.

Home Report Value £90,000

Council Tax Band B

Energy Performance Rating C

Features

- 1 Bed Secure-Entry First Floor Flat in prime High Street location
- Generous Lounge – bright and spacious, perfect for entertaining
- Spacious Dining Kitchen With Modern Units, Wooden Worktops & Lots of Social Dining Space
- Modern Bathroom With Overhead Shower
- Gas Central Heating
- Ideal Central Location – shops, cafés, bars, leisure complex, theatre, museum, and library on your doorstep
- Generous Communal Garden To Rear
- Beach & Esplanade Nearby for scenic walks
- Spacious Bedroom Plus Additional Handy Box Room
- Excellent Transport Links – short stroll to bus and train stations, easy motorway access

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

