



24 Provost Kay Park, Kirkcaldy, KY1 2RD

£110,000



SPACIOUS 2 Bedroom Upper Apartment in MOVE IN CONDITION with Open and Bright living spaces and ALLOCATED PARKING. Situated in a Sought-After location within walking distance to the High Street, promenade and train station offering great travel links with Dundee, Edinburgh and beyond. A short drive to the retail park, Coastal Path, Beach and Golf Courses. Accommodation: Hall, lounge, dining kitchen, 2 double bedrooms and a bathroom. DG. GCH. Communal grounds, allocated parking and additional visitor parking. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Upon security entry, the property is then accessed via a communal stairwell with a timber door leading into the spacious inner hall. 2 cupboards provide shelving/hanging/storage space. Radiator. Vinyl flooring.

LOUNGE

17'2" x 11'10" (5.24m x 3.61m)

Bright, good-sized lounge with 2 double-glazed windows to the front. Coving. Radiator. Carpeted.

DINING KITCHEN

17'2" x 9'8" (5.25m x 2.95m)

Spacious fitted dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances includes a gas hob, extractor fan, oven below and a washing machine. Wall mounted gas central heating condensing combi boiler. Ample space for dining furniture. 2 double-glazed windows to the front. Radiator. Vinyl flooring.

BEDROOM 1

10'11" x 9'7" (3.35m x 2.93m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

10'11" x 9'6" (3.34m x 2.92m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

7'8" x 5'4" (2.36m x 1.63m)

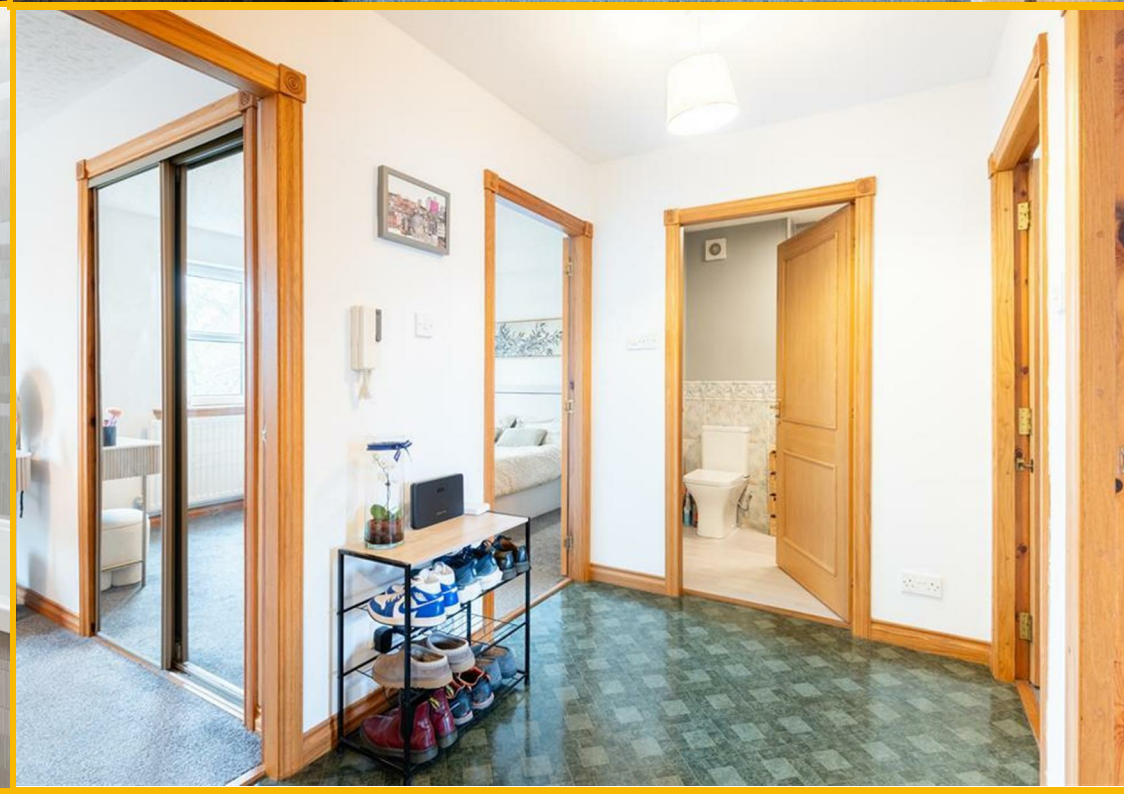
3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control shower. Partially tiled. Radiator. Laminate flooring.

GROUND

The property has an area of communal garden grounds with bin storage and an allocated parking space with additional visitor parking. Factor fee for grounds maintenance.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.





TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			82-85	A		
81-91	B			69-81	B		
69-80	C			55-68	C		
55-68	D			46-54	D		
39-54	E			31-45	E		
21-38	F			16-30	F		
1-20	G			1-15	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		78	78			80	80
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

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