

329 High Street, Kirkcaldy, KY1 1JL

Offers Over £120,000

Fife Properties

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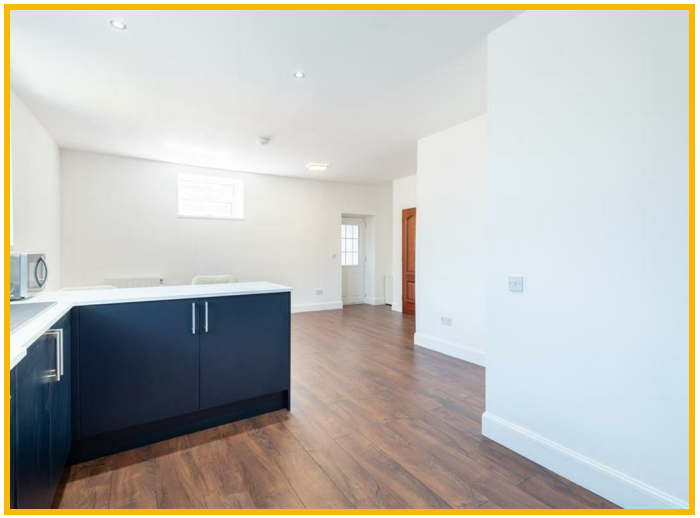
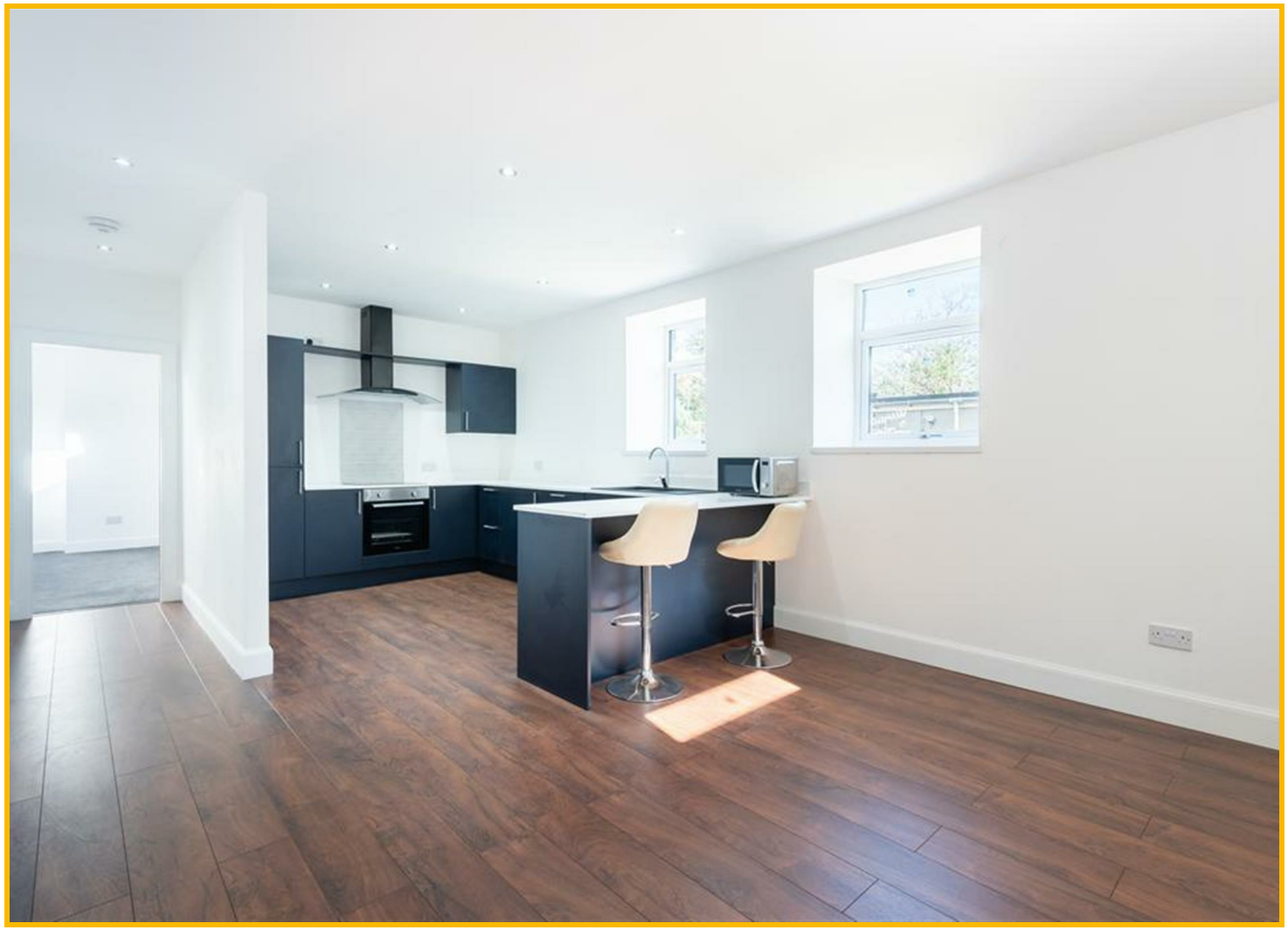
RECENTLY RENOVATED 1 Bedroom Link-Detached Bungalow in MOVE IN CONDITION with a fabulous garden. Situated on a SUBSTANTIAL PLOT in the heart of Kirkcaldy High Street within close proximity to the Promenade, Fife Coastal Path, Beach and all amenities including shops, cafes, restaurants and health / leisure facilities. Train and Bus Stations provide excellent travel links with Dundee, Edinburgh and beyond. Accommodation: Open plan lounge dining kitchen, W.C and a master bedroom with ensuite bathroom. DG. Electric heaters. Extensive Garden. PERSONAL PROPERTY TOUR available online.







LOCATION
Kirkcaldy is a town where you don't have to compromise. You get coastal living, a strong community feel, and all the everyday essentials on your doorstep — from supermarkets and cafes to leisure facilities. The seafront promenade and nearby parks offer the kind of lifestyle buyers are actively searching for, not just a place to live, but a place to enjoy. For families, schooling is a major draw. Highly regarded options such as Balwearie High School and Kirkcaldy High School, alongside further education at Fife College, make this a location that works long-term. Connectivity is where Kirkcaldy really stands out with direct rail links to Edinburgh in under an hour, plus excellent road access, it's ideal for commuters who want more without sacrificing accessibility. Add in green space like Beveridge Park, coastal walks, and a wide range of sports and leisure options, and it's clear why demand here continues to grow.

DIRECTIONS
Please contact agent for further information.

ACCESS
A shared hall provides access to the property via a UPVC door with a double-glazed window leading into the open plan lounge dining kitchen.

LOUNGE DINING KITCHEN
23'5" x 18'11" (7.15m x 5.78m)
Stunning open plan living space with a fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include an electric hob, extractor fan, oven, dishwasher, washing machine and a fridge / freezer. Peninsula unit provides additional storage space with a fixed social dining area. Ample space for lounge furniture. Double-glazed windows to the front and side. Cupboard provides storage space. 2 electric heaters. Laminate flooring. Doorway to the W.C and hall leads to the bedroom.

MASTER BEDROOM
19'11" x 13'4" (6.08m x 4.08m)
Spacious double bedroom with 2 roof windows to the rear providing natural light. Built-in wardrobe with mirrored sliding doors provides ample storage space and housing for the hot water system. Electric heater. Carpeted. Doorway to the ensuite bathroom. Double-glazed patio doors provide access to the garden.

ENSUITE BATHROOM
8'9" x 5'7" (2.68m x 1.71m)
Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control rainfall shower. Velux roof window provides natural light. Partially wet walled. Heated towel rail. Laminate flooring.

W.C
5'8" x 4'7" (1.75m x 1.41m)
2-piece suite comprising: W.C and a vanity wash hand basin. Electric heated towel rail. Partially wet walled. Roof window to the rear. Laminate flooring.

GARDEN
The property sits on a substantial plot with an extensive laid to lawn garden providing ample space for a keen gardener to enjoy adding their personal touch, creating a tranquil outdoor space. The garden already has an array of mature trees. At the far end of the garden is access to Hill Street.

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

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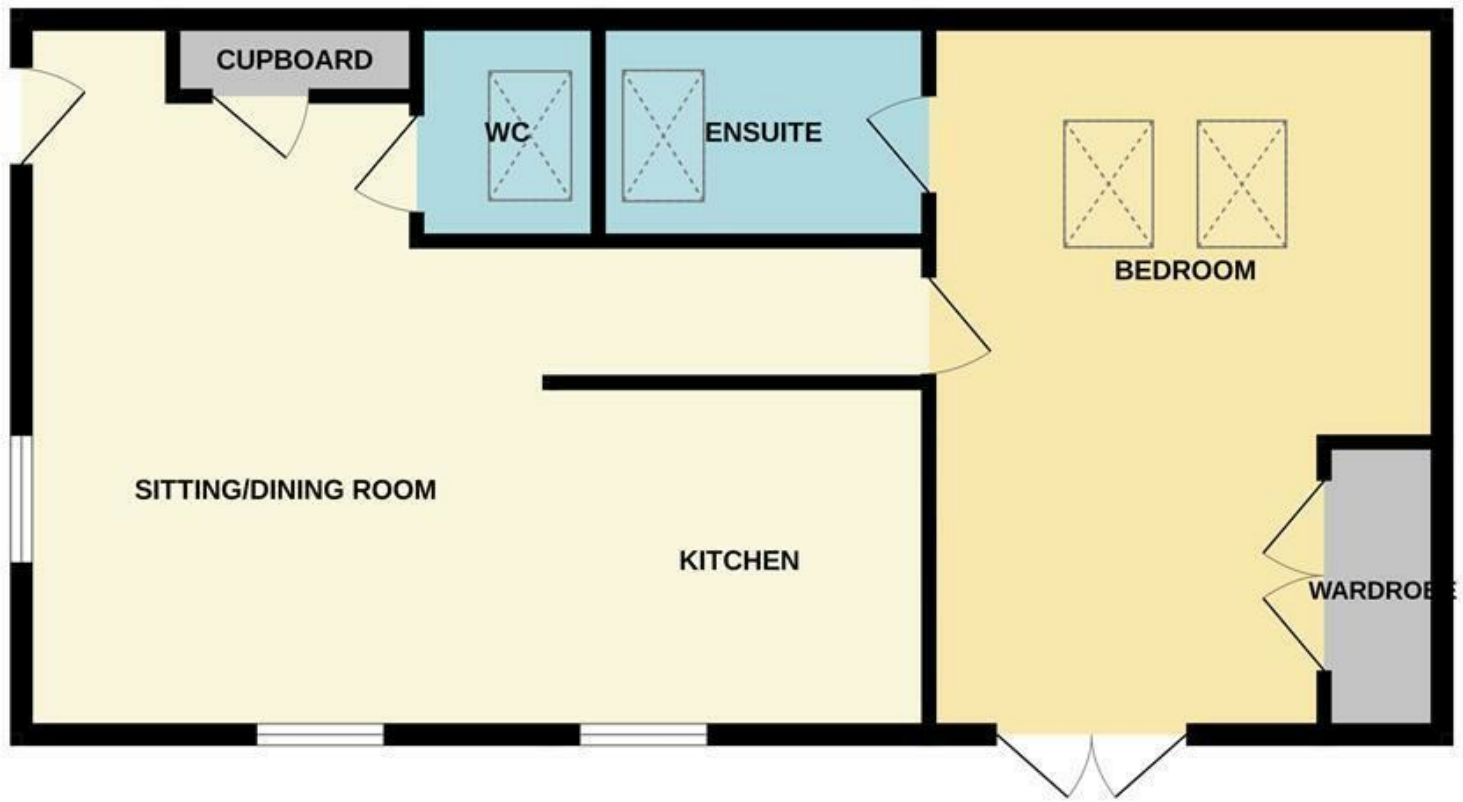
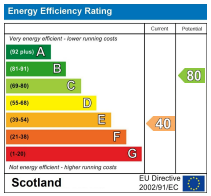
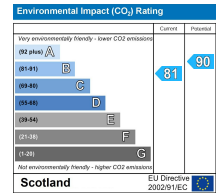
GROUND FLOOR







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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