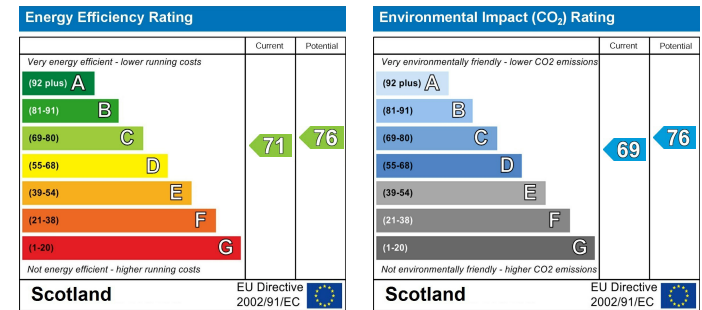




**38 Beatty Crescent, Kirkcaldy, KY1 2HS**  
**£650 PCM**

Newly upgraded 2 bed upper flat located within central Kirkcaldy. The property benefits from a new bathroom, full redecoration and new flooring throughout. Located withing a short drive of the A92, Kirkcaldy train station and local shops, the property is ideal for a couple or small family.  
 Accommodation: Kitchen with integrated oven, hob and extractor, spacious lounge, two double bedrooms, contemporary bathroom, private rear garden, on street parking, DG, GCH.

EPC RATING: C



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.