



affitto 
estate agents

Balfour Street, Kirkcaldy
Offers Over £85,495

2 bedroom flat for sale | Freehold

Affitto Estate Agents are delighted to present this two bedroom ground floor traditional flat to the market for sale.

Conveniently located in a quiet residential area less than 0.5 miles from the town centre, the property provides easy access to a host of local amenities, including shops, restaurants, the Beveridge Park, the upgraded promenade that is perfect for walking, cycling or simply sitting and enjoying the views of the Forth Estuary.

Internally the property has been completely refurbished and comprises; a large living room, kitchen, one double bedroom, one single bedroom / study and a shower cubicle.

The modern kitchen comes complete with wall and base units, providing ample storage, a spacious worktop, a new oven and new ceramic hob unit, new extractor unit, new sink and a washing machine. There is also plenty of space for a fridge or fridge freezer.

Each bedroom is of a good size with windows in both rooms allowing light into the property creating a bright and airy feel.

The part tiled shower room consists of a shower cubicle, a WC and hand basin.

A large shared and private garden finish this property off nicely. Most rooms in the 2 bedroom flat are complimented by traditional high ceilings. The property benefits from new gas fired central heating throughout and is fully double glazed.

CONTACT US TODAY to arrange a viewing.

Dunnikier primary school, 0.1 miles
Kirkcaldy North primary School, 0.4 miles,
Kirkcaldy railway station, 0.6 miles

Lounge (3.14 m x 3.83 m (10'3" x 12'6"))
Kitchen (1.3 m x 3.4 m (4'3" x 11'2"))
Bedroom one (2.39 m x 3.80 m (7'10" x 12'5")).
Bedroom two (1.80 m x 3.40 m (5'11" x 11' 2"))
Shower room (1.40 m x 2.70 m (4'7" x 8'10"))

Council Tax Band: A

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

