



Morgans

PROPERTY

21 Provost Kay Park, Kirkcaldy, KY1 2RD

Offers In The Region £105,000







We are delighted to market this well presented second floor apartment located in this desirable residential development built by Penman Homes in 1999 to a high standard. Situated off Victoria Road close to the town centre with its varied amenities and railway station and the A92 (Edinburgh) link road and Fife Retail Park a short distance away. The accommodation briefly comprises secure entry system leading to private entrance hall with two built-in cupboards, lounge, dining kitchen with appliances, 2 double bedrooms with built-in wardrobes and stylish bathroom with overhead off mains shower. The property benefits from gas central heating, double glazing and oak finishings throughout. There is an allocated parking space for the property and ample visitor spaces.





LOCATION

Kirkcaldy benefits from local shopping located at the town centre and Fife Retail park along with recreational facilities including, leisure centre, theatre, museum, beach, restaurants, Beveridge Park, fishing at Raith Lake and tennis club to name a few. The beach is a just a short drive from the property and is a good place to get away from it all and enjoy a great family day out. The Fife Coastal Path is about 10 minute walk from the beach and is a good place to go wildlife-watching. There are also views over the Firth of Forth. Leisurely, family walks can also be enjoyed at Ravenscraig Park which is just a short drive away from the property where you can explore pleasant woodland that again connects to the Fife coastal path and you can discover Ravenscraig castle and there is also a large outdoor children's play area and the vibrant Dysart Harbour is just a short stroll from the park, you can visit the historic harbourmasters house with café where you can find out more about the famous Fife Coastal Path. The town has its own mainline railway station making this an ideal location for the commuter. Schooling is also well represented with the following schools falling within the catchment area for the property; Dunnikier primary, Balwearie high school, St Marie's primary and St Andrew's high school. There are good links to the motorway system allowing Dundee, Glenrothes, Dunfermline and Edinburgh all to be reached within a comfortable drive. In addition to this there is a good local bus routes.

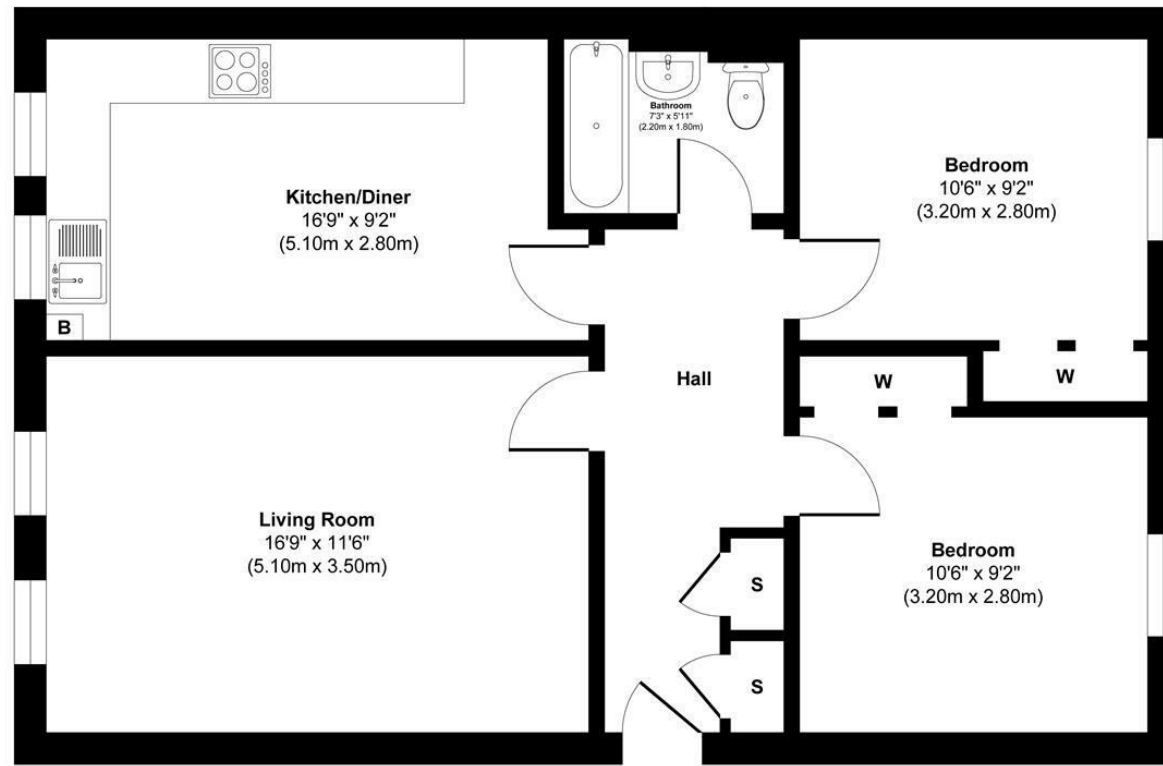
EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

Please note there is a Factor payable with this property approximately £126 per quarter.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Floor Plan



This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopa.co.uk

onTheMarket.com



s1homes.com



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.