

9 Roberts Street Kirkcaldy

FT & DC
WALLACE

Offers Over £77,950



Located in the Gallatown area of Kirkcaldy, the property offers a wealth of local amenities, including shops, restaurants, schools, college, hospital, theatres and a range of other sports and recreational facilities. Excellent bus and train links connect Kirkcaldy to Edinburgh and beyond, making this an exceptional opportunity for commuters.

Two bedroom upper flat located in the Gallatown area of Kirkcaldy. Conveniently located for the extensive amount of amenities within the town and links to further afield. The flat has been altered in the past to extend the lounge into an area currently used as a dining area. It has its own garden ground to the rear as well as a shed. Ideal as a first property, rental investment or downsizing option.

The property is entered via upvc door on the front of the building where carpeted stairs lead to the accommodation.

Lounge/dining area **5.93m x 4.94m**
Bright, spacious "L" shaped lounge and dining area with windows to the front of the property. Gas fire with marble hearth and timber mantelpiece. Cupboard housing Baxi central heating boiler. Fitted carpet. Radiators.

Kitchen **2.98m x 2.71m**
Accessed from lounge. Oak base and wall cabinets and drawers. Breakfast bar. Stainless steel sink and drainer. Gas hob with overhead extractor. Electric oven. Tiled splashback. Vinyl flooring. Radiator.

The hall leads from the glazed door at the top of the stairs and offers access to the bedrooms, shower room and lounge. The hall has two large storage cupboards and access to the partly floored attic by a Ramsay ladder.

Shower room **2.74m x 1.44m**
Consisting of wc, vanity sink with storage unit and large shower enclosure with Mira Sport electric shower fitting. Window to rear of property.

Bedroom 1 **4.19m x 2.79m**
Spacious double room with window to the rear of the property. Shelved storage. Fitted carpet. Radiator.



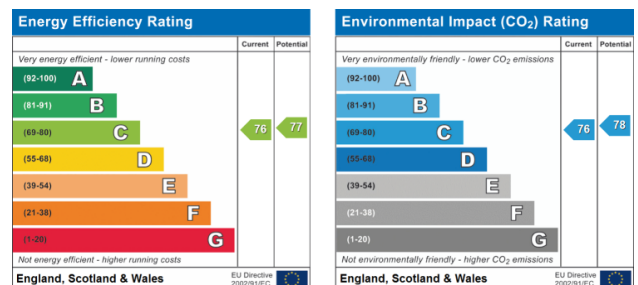
Bedroom 2 **3.56m x 3.01m**
Spacious double bedroom with window to the front of the property. Good sized storage cupboard. Fitted carpet. Radiator.

Exterior
A mutual pathway (with an area to side of path belonging to this property) leads to the enclosed, sheltered and easily maintained rear garden which consists of an area of grass, gravel, metal wash poles, paved area with bench and a timber shed.



Extras
The carpets, curtains and blinds throughout are included in the sale together with the oven, hob, extractor and washing machine in the kitchen. The furniture remaining in the house can be included if required. The timber shed and bench in the garden will also be included in the sale.

Energy Performance Rating



Council Tax - Band "A" for the year 2025-26.

Viewing

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.