







**Well Presented 1 Bed Second Floor Retirement Apartment strictly for the over 60's Located Centrally within Kirkcaldy.**

*The property benefits from views over the carpark, tasteful decor, and secure entry system and house manager service in the mornings, elevator and no charge guest apartment.*

There is local shopping located close by with more extensive shopping and recreational facilities available at Kirkcaldy town centre as well as the Fife Retail Park, theatre, museum, leisure centre to name a few. The town has its own mainline railway station making this an ideal for days out. 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 route.

The accommodation comprises: Secure entry system, communal hallway, elevator, entrance hallway with large walk-in cupboard and housing water tank and fuse box and shelved for storage, bright lounge with square bay window to the front, fitted kitchen, bedroom with fitted wall to wall wardrobes with mirrored sliding doors providing ample storage, bathroom with coloured 3 piece suite and shower overhead with shower screen. EH/DG. Residents lounge.

Residents parking on a first come first serve basis. Communal maintained garden grounds with drying areas and seating areas. Manager's Office open weekday mornings.

EPC Rating - D.





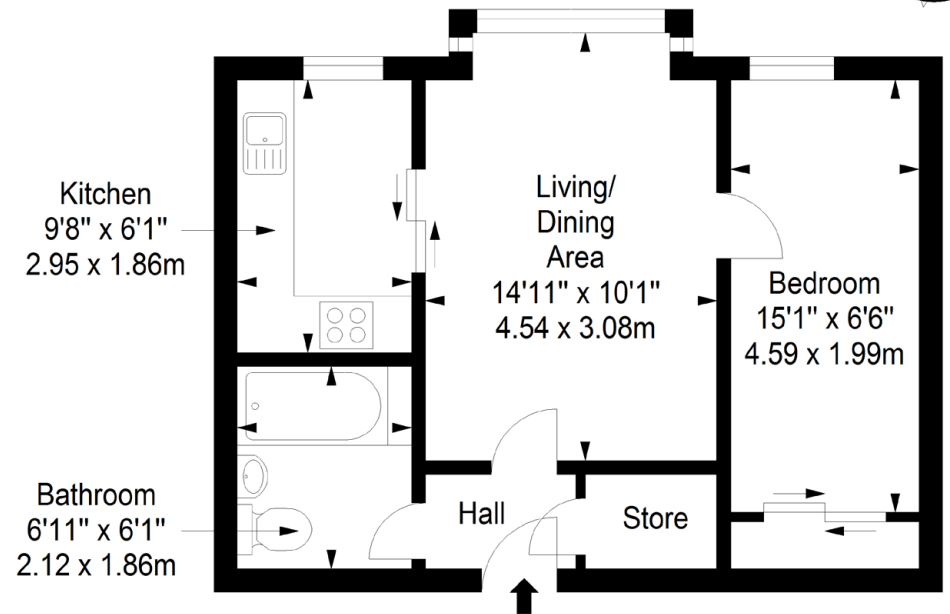






## Second Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 38.8 sq. metres (417.6 sq. feet)