



RE/MAX PROPERTY



42 Pottery Street, Kirkcaldy,
Fife, KY1 3ET



A tastefully presented ground floor apartment close to local amenities. This property, which has newly renovated throughout, would make an ideal purchase for an individual, couple or investor. Lorna MacDonald and RE/MAX Property delighted to offer to the market this home in Pottery Street, Kirkcaldy, KY1 3ET.

Nestled in the heart of Kirkcaldy, a lively coastal town overlooking the picturesque Firth of Forth, this property enjoys a prime location with convenient access to a wealth of amenities. Just a short stroll away lies the vibrant town centre, brimming with an eclectic mix of shops, cafes, bars, and restaurants, as well as cultural attractions such as a library and theatre. Surrounding the town are lush green spaces waiting to be explored, including parks and beaches that offer tranquillity and leisure opportunities.

Residents of Kirkcaldy benefit from a diverse range of schooling options, ensuring quality education for families. For those commuting to Scotland's major cities, the nearby A92 road network provides effortless connectivity. Additionally, Kirkcaldy boasts a mainline train station, facilitating easy travel, while Edinburgh airport remains within convenient driving distance, making both domestic and international travel accessible.

Entrance Hallway

Entrance to the property is through a upvc front door with window. The modern décor begins with fresh white painted walls and new carpet to the floor. There is a ceiling light and a radiator to complete this area.

Lounge

4.557m x 3.530m (14'11" x 11'06")

The spacious room is newly decorated with carpet to the floor and white painted walls. A window to the rear of the property allows in lots of natural light. A built in cupboard houses the boiler and provides some storage space. A ceiling light, two radiators, and power points are also provided.

Kitchen

2.205m x 1.843m (7'02" x 6'00")

The kitchen, accessed from the lounge, has several wall and floor mounted units with white gloss frontages, coordinating black work surfaces and upstands. The room is decorated with white painted walls and grey tile effect vinyl to the floor. There is an integrated under counter oven, a four ring electric hob with black glass splashback and a stainless steel extractor hood, which will be included in the sale. There is space for two under counter appliances. The sink area comprises of a chrome mixer tap over a stainless-steel sink with drainer. A window and glass upvc door to the side allows natural light into this space and provides access to the garden. There is a ceiling light, a radiator and power points complete this room.



Primary Bedroom

3.619m x 3.946m (11'10" x 12'11")

A generous sized room which is finished with white painted walls and new carpet to the floor. The large front facing window allows in natural light and is complemented by a ceiling light. Built-in open shelving is provided. A radiator and power points complete the room.

Shower Room

3.477m x 1.500m (11'04" x 4'11")

The modern shower room boasts a white 3-piece suite comprising of a mains shower over bath, a pedestal sink and a close coupled toilet. Finished with white painted walls, grey tile effect vinyl to the floor and wet wall panelling on two walls. There is a built in cupboard, part shelved, for storage. A ceiling light, an extractor fan and a chrome towel radiator finish this space.

Garden Space

On street parking can be found to the front of the property. Grassed garden space can be found to the rear of the property.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

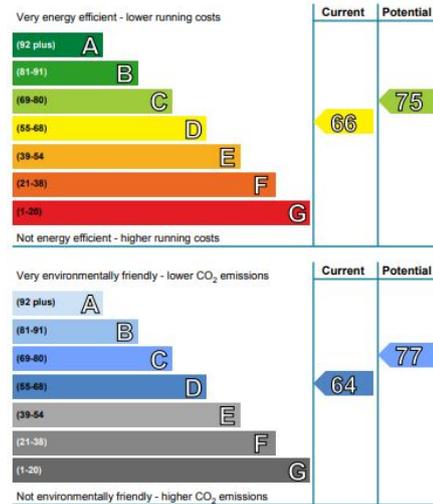
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.







GROSS INTERNAL AREA
 FLOOR 1: 570 sq ft
 TOTAL: 570 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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