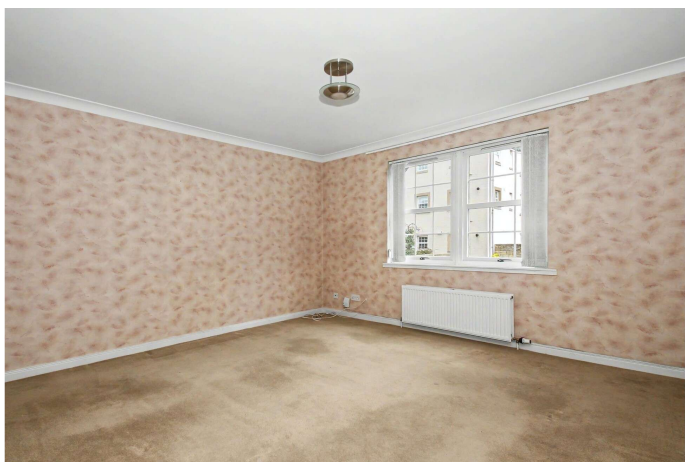




Stevenson Marshall
Property & Law

4 Rymalton, Pathhead Village, Kirkcaldy, KY1 2PL

Offers Over £120,000

A modern main door ground floor flat in sought after small development, located within easy reach of excellent local amenities.

Accommodation comprises:- entrance hallway, lounge, open plan dining room, kitchen, two bedrooms and shower room.

Gas central heating and double glazed windows are installed and the property benefits from a flexible layout and good storage throughout.

We understand that each resident pays approximately £100 annually to a neighbour who maintains the landscaped garden. The residents agreed to this arrangement to avoid paying expensive management fees to a private factoring firm.

There is ample resident parking to rear. Rymalton forms part of the sought after Pathhead Village area and offers a most convenient location for local amenities, schools and transport links. Kirkcaldy is a popular coastal town, providing easy access to the M90, A92 and Forth Road Bridges. There is a mainline railway station and a wide range of retailers, including shopping outlets, Leisure centres and attractive coastal walks.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

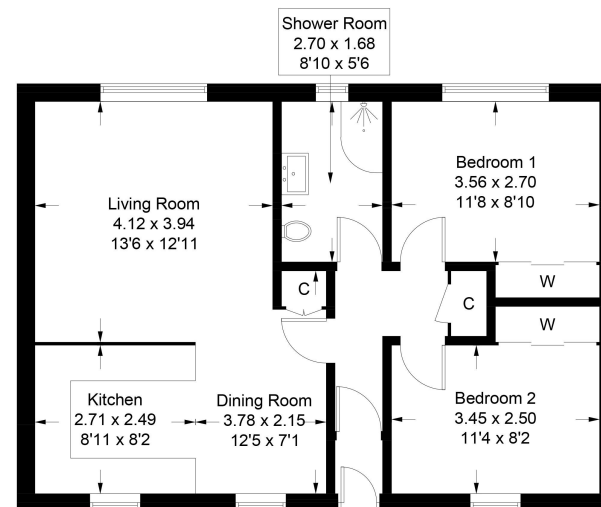
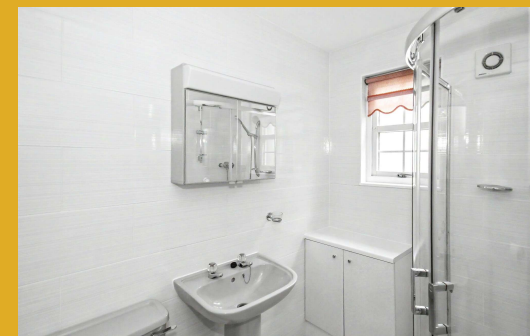


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322768)



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An appointment to view can be made by contacting selling agents on 01383 721141.

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.