



£550.00 Per month

32 Williamson Quay, Kirkcaldy, KY1 1JS

FABULOUS LOCATION, SOUTH FACING LUXURY 2 BED APARTMENT, UNFURNISHED

This gorgeous apartment has breath taking views across the harbour and the River Forth Estuary. It is awash with sunlight. Property comprising, beautiful lounge with bay shaped window with sea and harbour views. Fully fitted kitchen and dining area, with an array of fitted appliances, master bedroom has an en suite shower room and fitted sliding robes, second bedroom with fitted sliding robe, separate bathroom, gas central heating, double glazing, private parking. Will go quickly !!

- *Deposit £550**
- *No Smoking**
- *No Pets**
- *No HB**

Directions

From The train station turn left and head up Victoria Road and through the first set of traffic lights. At the next set of traffic lights turn right and head down Dunnikeir Road and continue to the traffic lights at the bottom. Turn left, then take your first right into Deas Warf.

Entrance

Access to the building is gained on the ground floor through a security intercom system. Number 32 is situated on the first floor. A timber door provides access into the inner hallway. The inner hallway is nicely decorated and has plain ceiling coving, and within the hall there is the telephone for the intercom system.

Lounge

This is uniquely shaped room and there is good quality carpeting which has been fitted throughout the lounge. The lounge has a "V" shaped balcony style bay window, which provides a breathtaking view

of the harbour and across the River Forth Estuary. The ceiling of the room is finished with plain coving.



Kitchen

This room has been beautifully designed and has modern beech coloured floor and wall mounted units. The units have co coordinated wipe clean worktop surfacing. This is adjacent to two windows which over look the rear court yard and parking area. The wall mounted units include an opaque glazed display cabinet and a cooker hood incorporated. Fitted appliance include, electric oven with grill which has a glazed viewing door with brushed stainless steel edging. There is a matching four ring brushed stainless steel gas hob. In addition to this there is a concealed fridge and freezer, built in washer machine. There wall surfaces between the units have splash back ceramic tiling. There is ample space for a dining table.



Bedroom 1

The double bedroom benefits from a fitted wardrobe with mirror glass sliding doors which internally has fitted shelving and hanging rails.

Bedroom 1 has its own ensuite.



En suite Shower Room

Built in low level WC, with concealed cistern. Matching white wash hand basin and shower cubical. The shower cubical is tiled from base to ceiling height. There is a fitted electric shower and a concertina style shower door. Above the wash hand basin a vanity mirror has been fitted. An opaque glazed window provides natural light and ventilation and there is an extractor fan vented to the exterior.



Bedroom 2

This room has a wardrobe with fitted mirror glass sliding doors. There is south facing window which provides panoramic sea views.



Bathroom / WC

The bathroom has a white WC with concealed cistern, matching wash

hand basin with vanity mirror above, shaver point to side. White bath with tap to wall mounted shower fitting. Splash back ceramic tiling above the bath.



Heating / Glazing

The home is heated by a system of gas centrally heated radiators. The property has double glazed windows.



View

Parking

The property has its own private residents parking bay, there is additional parking for visitors.



View

EPC & Landlord Registration Number

422988/250/06111

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 to 100) A			(92 to 100) A
(81 to 91) B			(81 to 91) B
(69 to 80) C	79	81	(69 to 80) C
(55 to 68) D			(55 to 68) D
(39 to 54) E			(39 to 54) E
(21 to 38) F			(21 to 38) F
(1 to 20) G			(1 to 20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland
			EU Directive 2002/91/EC

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

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Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.