



£605.00 Per month

59 Canon Byrne Glebe, KIRKCALDY, KY1  
2RE

## LUXURY 2 BED APARTMENT WITH OWN SEPARATE ENTRANCE IN PRIVATE DEVELOPEMENT

This is ground floor apartment has had thousands of pounds invested in home improvements and comprises hallway, large lounge, a magnificent kitchen/dining room and an array of fitted appliances. Upgraded shower room/WC, 2 bedrooms and a large array of fitted wardrobes. Gas central heating. Replacement double glazed windows. Private parking bay. **EARLY VIEWINGS RECOMMENDED !**

**\*No Smoking**

**\*No Pets**

**\*Deposit Due £605**

### Directions

From Kirkcaldy Train Station travel up Forth Avenue take a right down Bennoch Road, turn left at traffics lights onto Victoria Road, take the turning on your left into Provost Kay Park then take next left into Canon Byrne Glebe and No. 59 is indicated by our TO LET board.

### Entrance

This property is one of the few apartments which has it's own separate entrance door. The inner hallway has beautiful solid oak flooring, hardwood facings and skirtings and matching internal doors. Within the hall, there are two cloakroom cupboards.



### Lounge

17' 4" x 11' 11" (5.29m x 3.62m)

Fabulous room with solid oak flooring, hardwood facings and skirtings

and two double glazed windows overlooking the front of the building. The ceiling has ornate plaster coving. Space for a dining table.



### Lounge Continued



### Kitchen/Dining Room

9' 9" x 15' 7" (2.96m x 4.76m)

Magnificent upgraded kitchen area with top quality timber oak finished floor and wall mounted units. The units have fluorescent lighting underneath the cabinets and the base units have LED kickspace feature lights. The wall surfacings between the units are finished with ceramic tiling. Integrated appliances include a Neff electric oven and grill, a four ring Neff gas hob, and a fitted cooker hood. Separate integrated Hotpoint fridge and separate integrated freezer. Built in Bosch automatic washing machine. The ceiling has wet wall feature cladding with LED downlights. Tiled flooring. There are two double glazed windows which overlook the front of the property.



### Shower Room/WC

5' 7" x 7' 9" (1.70m x 2.35m)  
White WC. Built in bathroom vanity unit. Separate walk in shower cubicle with glazed sliding door. All of the wall surfacings are finished with bathroom wet wall boarding. The ceiling has wet wall boarding with downlights. Ceramic tiled floor. Heated towel rail style radiator.



### Shower Cubicle



### Bedroom 1

9' 6" x 10' 11" (2.90m x 3.32m)  
Bedroom is spacious and has solid oak flooring, hardwood facings and skirtings. Double glazed window overlooking the rear of the building. Double wardrobe recess.



### Bedroom 1 Continued



### Bedroom 2

11' 6" x 7' 5" (3.50m x 2.25m)  
Another room that has solid oak flooring. Normally these rooms have a double wardrobe however in addition to the double wardrobe, there are fitted wardrobes along the whole length of the room with mirrored glass sliding doors providing lots of extra storage. Double glazed window overlooking the rear of the building. Wall mounted wiring and bracket for plasma style TV.



