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# 28, Forth House, Abbotshall Road

Kirkcaldy, KY1 1AN



*This property truly showcases the perfect example of modern, functional, open plan living, making it a superb home.*

### Description

Clancy's solicitors & Estate Agents are delighted to bring to the market this stunning, beautifully light and airy first floor apartment that forms part of a spectacular conversion of the former Linen Weaving Factory dating back to 1860. Forth House, Abbotshall Road, is an exclusive development, set within well maintained communal garden grounds and features a selection of unique, luxury industrial loft style apartments. The apartment briefly comprises a welcoming entrance hall, a beautifully light open plan lounge/dining room/kitchen with main focal of the room being the two spectacular full height double glazed windows overlooking the well-maintained garden grounds. The lounge area provides a dedicated space for relaxing, the dining area offers space for entertaining and the kitchen area is well-appointed with an abundance of storage and workspace and is complemented by fully integrated appliances that include oven, hob and hood. The large double bedroom provides a tranquil retreat and comes complete with similar window to the living area with working shutters. The stylish shower room is fitted with a white suite, glass shower cubicle with rainfall shower. The property further benefits from electric heating, double glazing, secure entry system and secure residents parking. This property truly showcases the perfect example of modern, functional, open plan living, making it a superb home. Viewing is therefore highly recommended to fully appreciate the standard and quality of accommodation that is on offer.

### Factoring

The development is managed by Ross & Lidell - City Quay, 19 Camperdown St, Dundee DD1 3JA. I currently pay £60.00 per month. They hold a deposit of £350.00.

### Location

The property is situated within central Kirkcaldy with direct access to Train Station (via a rear gate on the grounds), Beveridge Park, Esplanade and Town Centre. The location also gives quick access to Oriel Road which is a short drive to Fife Central Retail Park and to the A92 main route leading to M90 and the central belt. Kirkcaldy (The Lang Toun) is a popular coastal town which lies around 12 miles due north of Edinburgh and 28 miles south of Dundee and offers excellent transport links to both cities. The Town offers train links direct to Edinburgh on the main East Coast rail line as well as road links via A92 and is approximately 30 minutes from Edinburgh Airport by road. The town benefits from many leisure activities and there are a good choice of restaurants and bars within the town. The Royal Victoria Hospital with A&E is situated a short distance away and there is Fife Central Retail Park with Sainsburys, M&S Food, Next and more.

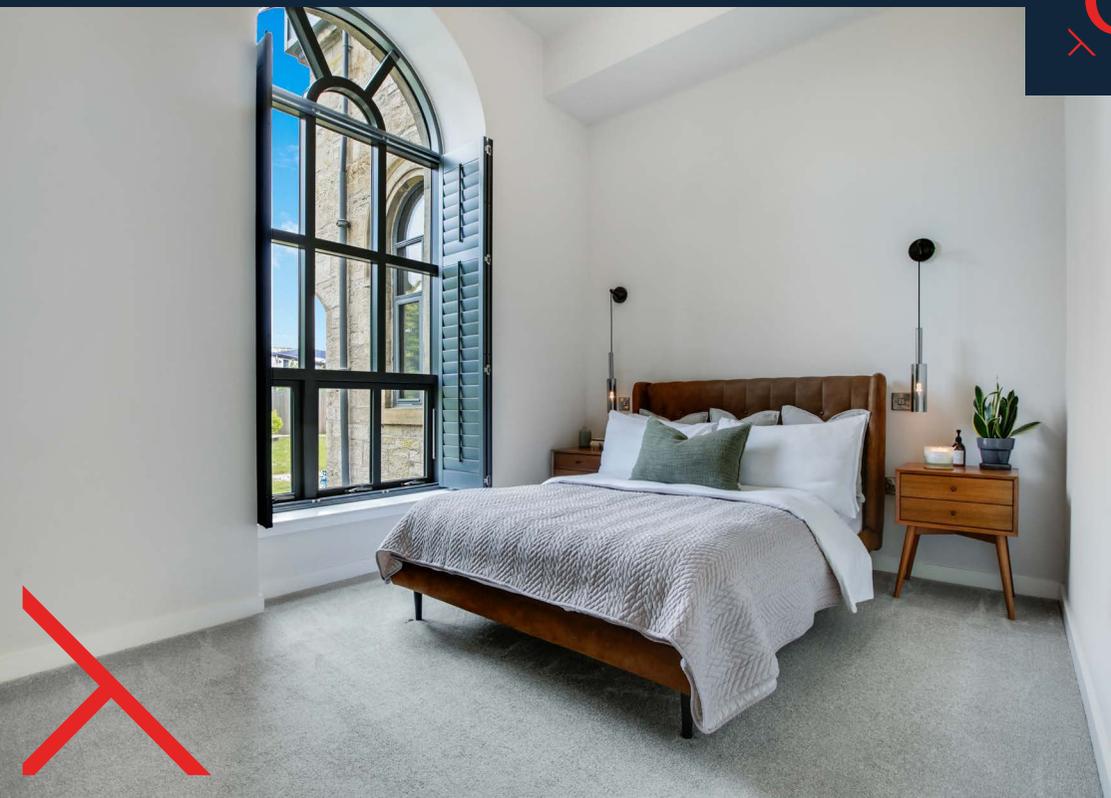
### Extras

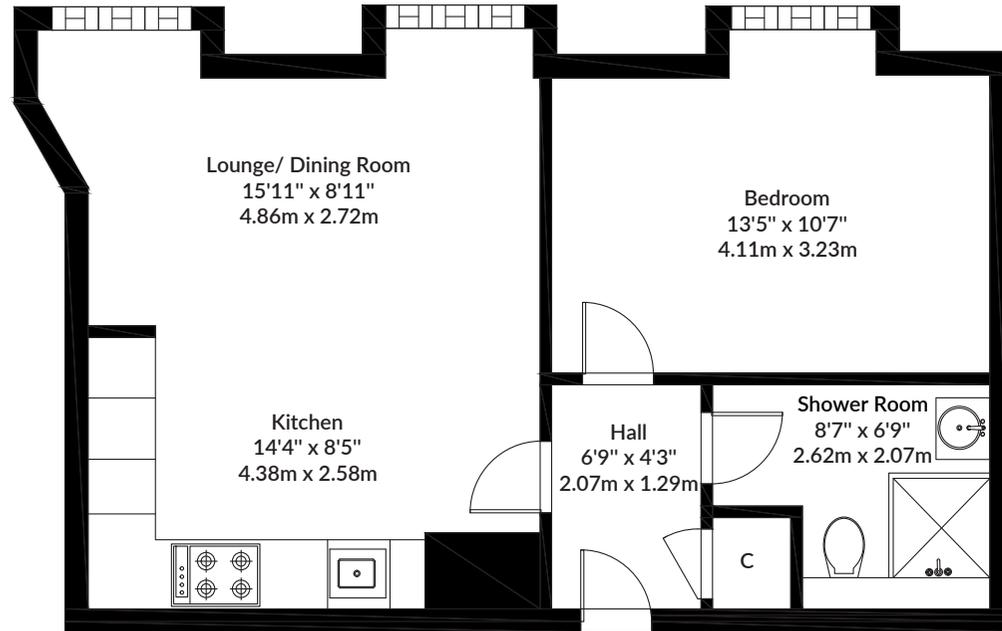
All fitted floor coverings and integrated kitchen appliances.

### Features

- Entrance hall
- Open plan lounge/dining room/kitchen
- 1 Bedroom
- 1 Shower room
- Electric heating
- Double glazing
- Secure entry system
- Well maintained communal garden grounds
- Secure residents parking.
- EPC rating - D
- Council Tax Band - C
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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