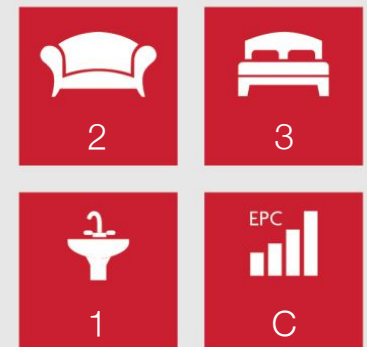


7 Torphin Place

Kirkcaldy, Fife, KY26TJ





Property Summary

This spacious detached house in Kirkcaldy offers a generous family layout over two floors, with three bedrooms, two reception rooms plus a sunroom, private gardens and a detached garage with drive. Now requiring a degree of modernisation, the property presents an excellent opportunity to update it to the new owner's taste. The accommodation includes an entrance hall with stairs leading up and a handy ground floor WC, a bright living room with a feature fireplace and recessed shelving, a separate dining room giving access to the fitted kitchen and the sunroom - both the sunroom and the kitchen offer direct garden access. Upstairs, leading off a central landing with attic access are three well-proportioned bedrooms (all of them with built-in storage) and a large wet room. Externally, the property enjoys private front and rear gardens, as well as a long drive leading to a garage.

Extras: All fitted floor and window coverings, light fittings and shed are included in the sale.

Features

- Spacious, detached house in Kirkcaldy
- Flexible family accommodation over two floors
- Entrance hall with handy ground floor WC
- Bright living room with feature fireplace
- Dining room with built-in storage
- Sunroom opening to the rear garden
- Fitted kitchen with external access
- Three bedrooms, all with fitted storage space
- Large, easy access wetroom
- Private front, rear and side gardens
- Private drive and detached garage
- Gas central heating and double glazing

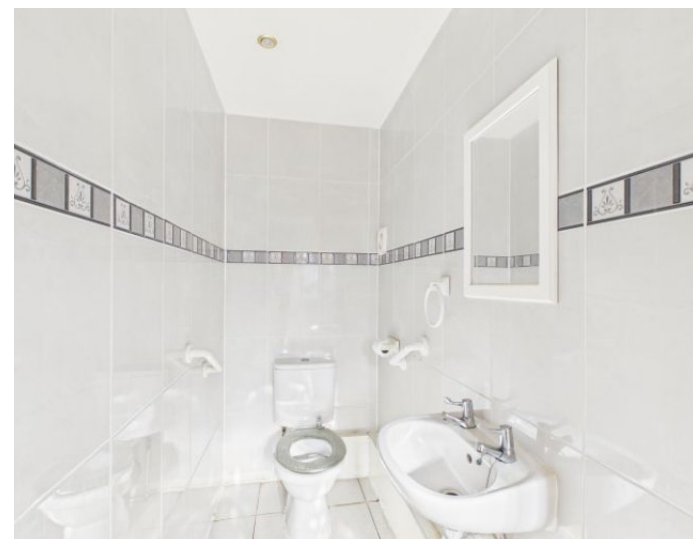








 [Click here to take a virtual tour](#)





Kirkcaldy, Fife

Positioned on the rugged east coast of Fife and looking out over the Firth of Forth, the popular town of Kirkcaldy is affectionately known as the 'Lang Toun' owing to its early origins as just one long street. Further development of the town was driven by its rich manufacturing industry, the most successful of which was the production of linoleum.

Today Kirkcaldy is one of the largest towns in Fife, with excellent services and amenities, cultural attractions, outdoor pursuits and transport links. The thriving town centre, which runs parallel to the picturesque esplanade, boasts an array of local shops and high-street stores, plus a selection of supermarkets, an indoor market and two shopping centres.

For sport and leisure, there are several gyms and sports centres, not to mention the plethora of outdoor activities right on its doorstep: from relaxed rounds of golf at Kirkcaldy Golf Club, to exploring the nearby Lomond Hills Regional Park and Loch Leven Nature Reserve.

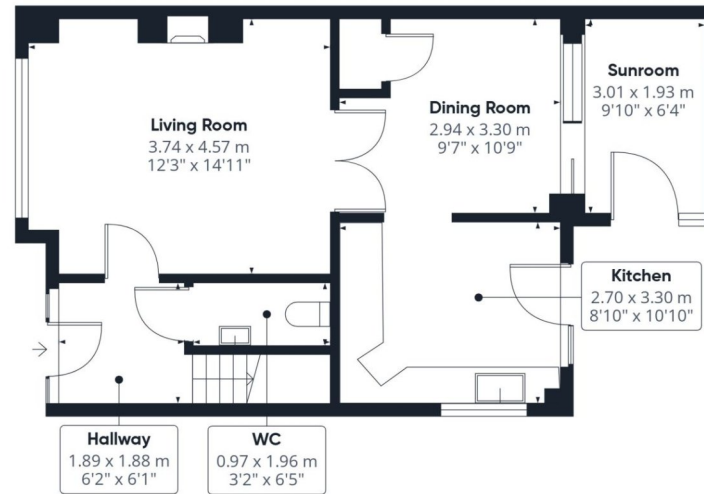
For cultural attractions, Kirkcaldy Galleries houses the town library, museum and art gallery, while the Adam Smith Theatre hosts a full programme of theatre, live music and cinema all year round.

Popular with families, Kirkcaldy is served by several primary and secondary schools, and is also well placed for a range of independent schooling options from nursery to senior level.

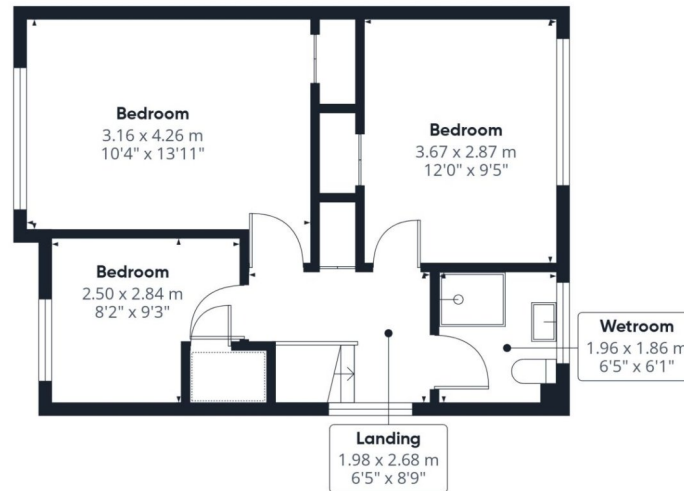
The town is also ideal for commuters, owing to its convenient road and rail links throughout Fife and the Lothians.



Floorplan



Floor Level 2 Building 1



Floor Level 3 Building 1



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Approximate total area⁽¹⁾

89.1 m²
961 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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