





Key Features

 1 Bedroom

 1 Public

 1 Bathroom

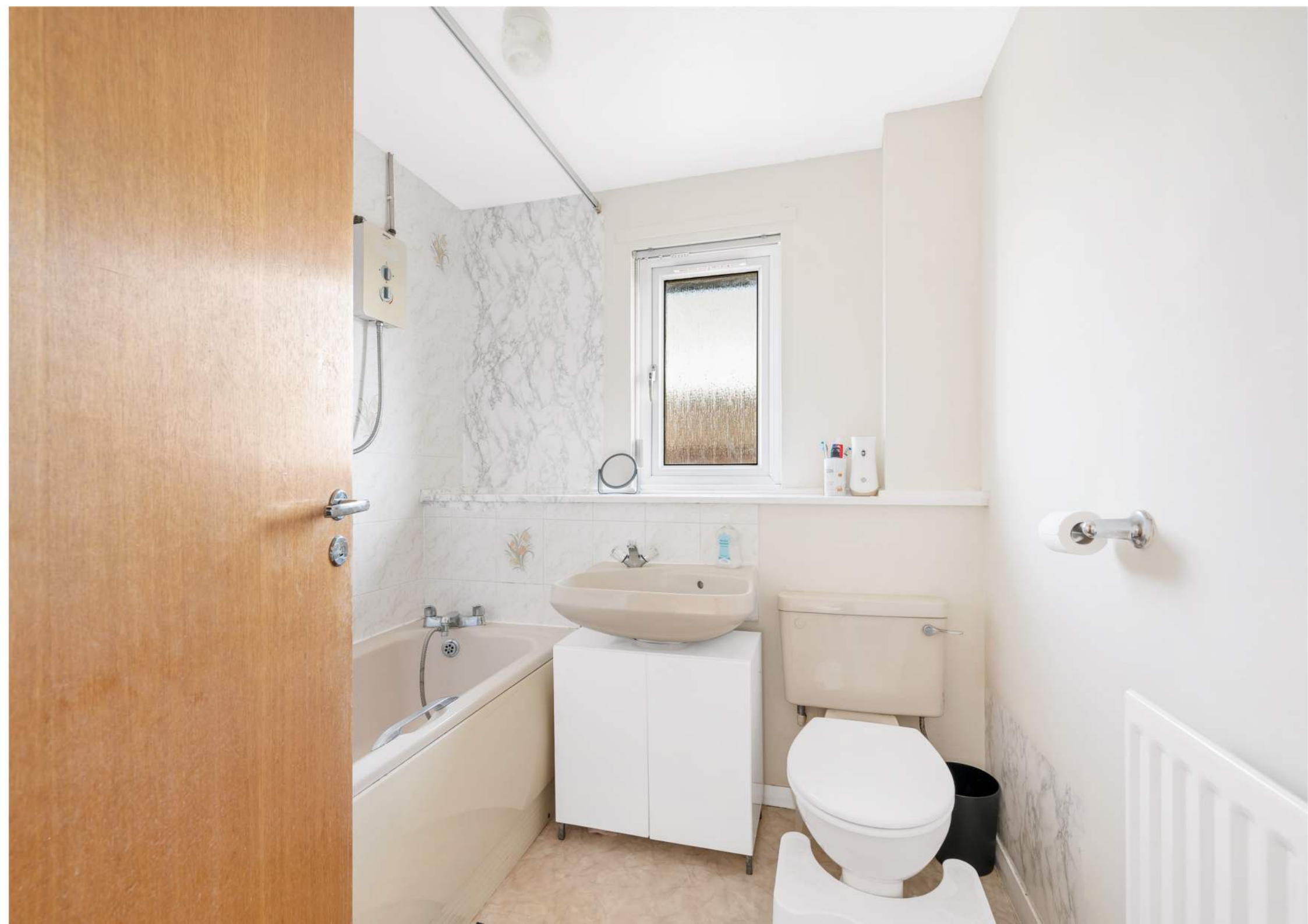
Situated within a sought-after residential development in North Kirkcaldy, this charming one-bedroom semi-detached villa offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors. Loom Road is ideally positioned for easy access to a wide range of local amenities including supermarkets, retail parks, leisure facilities and schooling. Kirkcaldy town centre, railway station and the A92 are all within easy reach, making the property an excellent choice for commuters travelling throughout Fife, Edinburgh and Dundee.

The accommodation is thoughtfully arranged over two levels. Upon entering, a welcoming entrance hall provides access to a bright and spacious lounge, offering an ideal space for relaxing and entertaining. The adjoining fitted kitchen is well-appointed with a range of base and wall-mounted units and provides an attractive workspace for everyday cooking. A staircase from the lounge leads to the upper level where a generous double bedroom benefits from built-in storage. Completing the accommodation is a modern bathroom fitted with a three-piece suite including bath with shower facilities.

Externally, the property enjoys low-maintenance grounds and residents' parking within the development.

EPC Rating – C
Council Tax – B





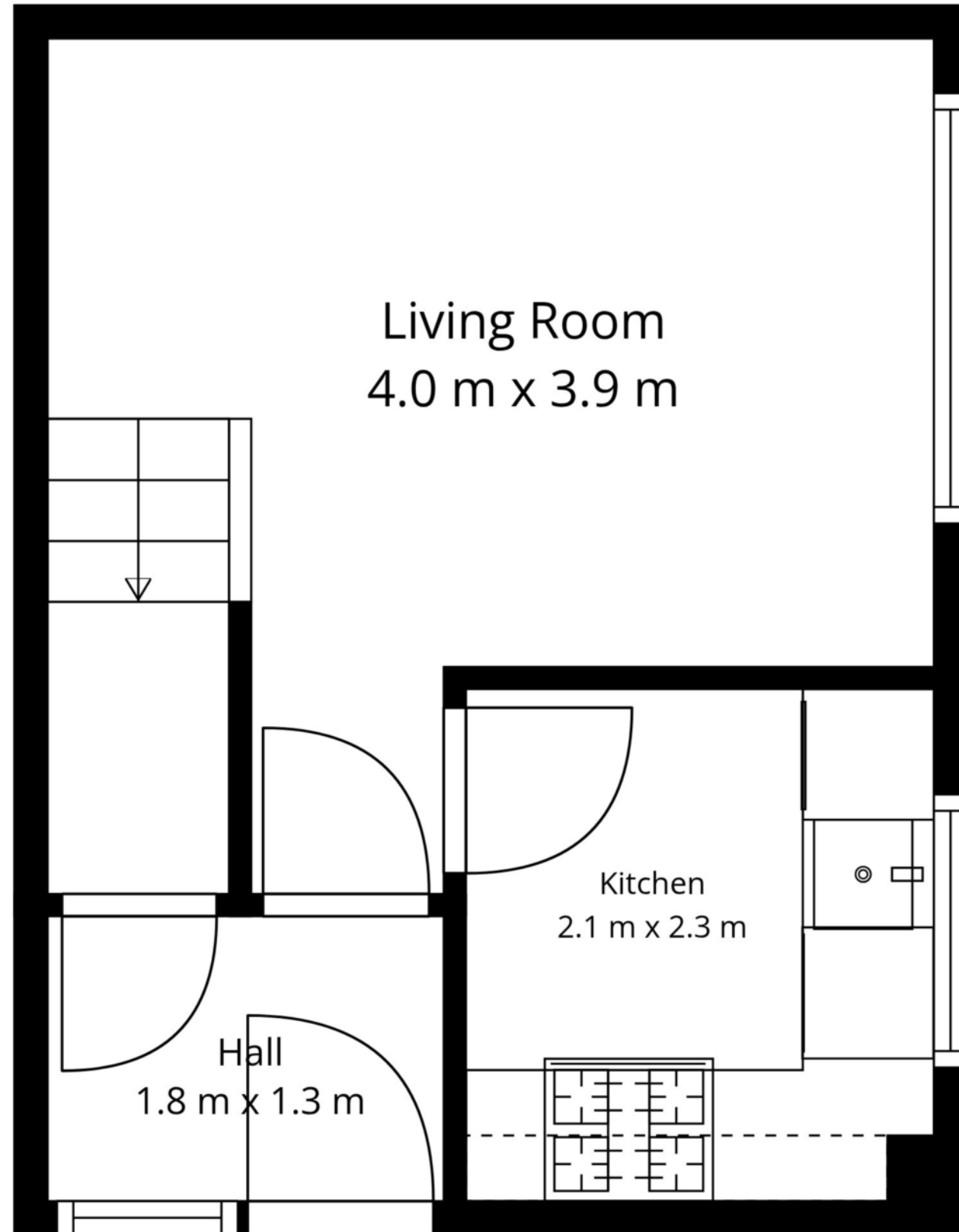
Location

Kirkcaldy is a vibrant coastal town on Scotland's east coast, known for its rich history, scenic waterfront and strong sense of community. Nicknamed The Lang Toun, it offers a blend of cultural attractions, green spaces such as Beveridge Park, and a lively events calendar including the long-established Links Market.

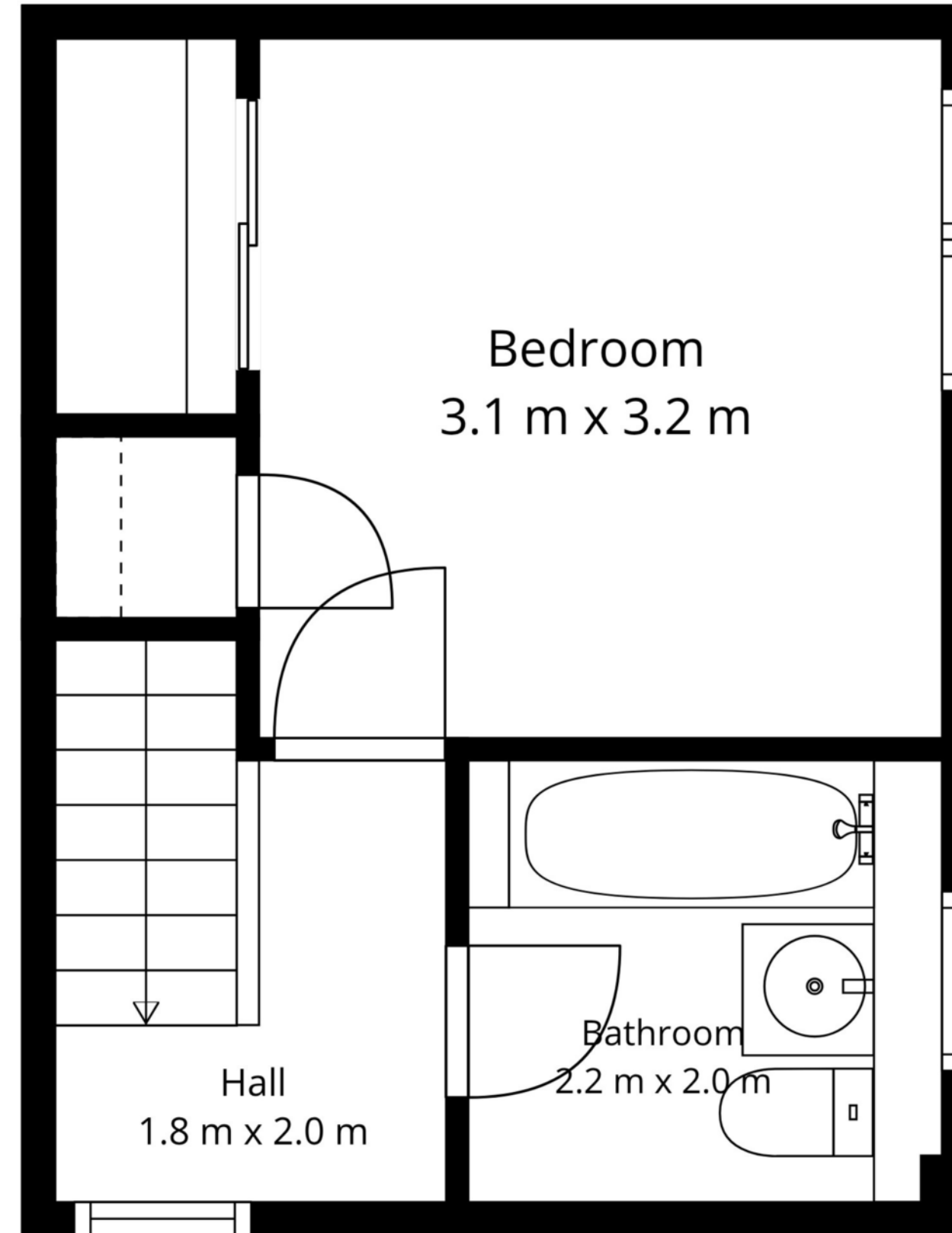
The town provides excellent lifestyle amenities, from museums and galleries to leisure facilities including an ice rink—home of the Fife Flyers—alongside access to beautiful walking routes along the Fife Coastal Path.

Kirkcaldy is also well-connected, with regular rail and bus links to Edinburgh, Dundee and Perth, making commuting straightforward. Ongoing regeneration plans are enhancing the town centre and waterfront, with significant investment aimed at improving public spaces, community facilities and visitor appeal.





Ground Floor



1st Floor



TOTAL: 44 m2
 Ground floor: 22 m2, 1st floor: 22 m2
 EXCLUDED AREAS: WALLS: 4 m2
Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.