

# James Thomson & Son

## SOLICITORS & ESTATE AGENTS

---

203 RAVENS CRAIG,  
KIRKCALDY.



ATTRACTIVE 2 x BEDROOM 5<sup>TH</sup> FLOOR FLAT  
with BALCONY and VIEWS OVER FIRTH OF FORTH

OFFERS IN EXCESS OF £90,000 INVITED



## 203 RAVENS CRAIG KIRKCALDY







203 RAVENS CRAIG  
KIRKCALDY



## DESCRIPTION

This desirable, spacious, well-presented 2 x bedroom 5<sup>th</sup> floor flat, is located in the popular Ravens Craig Towers development in a central area of Kirkcaldy, close to the harbour, High Street, schools, shops, bus routes, Ravenscraig Park, beaches and all amenities.

The property itself features uPVC double glazing and electric panel heating throughout, benefits from exterior insulation and is offered for sale and is offered for sale complete with all fitted carpets, floorcoverings, curtains, blinds, fixtures and fittings.

## ACCOMMODATION

All dimensions are at widest points.

**HALLWAY:** 24' x 9'5"  
**LIVING ROOM:** 14'5" x 12'2" (NE Corner)  
**KITCHEN:** 14'4" x 6'1" (NW Side)  
**SHOWER ROOM:** 6'1" x 5'1" (w Side)  
**BEDROOM ONE:** 14'1" x 10'8" (E Side)  
**BEDROOM TWO:** 14' x 8'9" (SE Corner)  
**BALCONY:** 11'8" x 3'6" (W Side)

**COUNCIL TAX** Band A

**BROADBAND** Up to 1 Gb/s

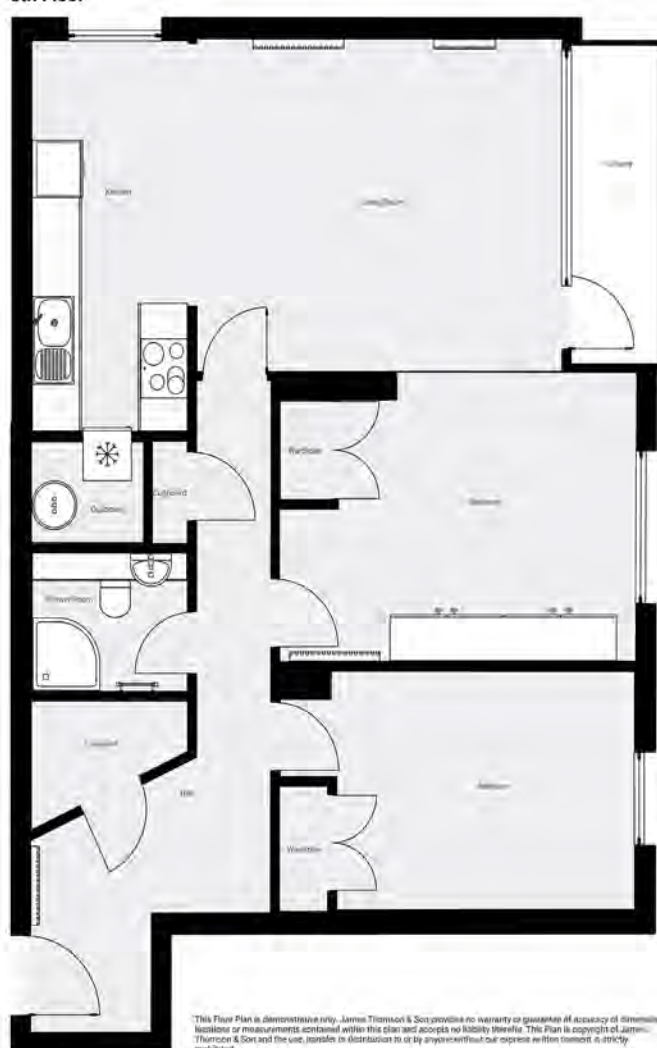
**HEATING** Electric panel heating.

**ENTRY** To be mutually agreed.

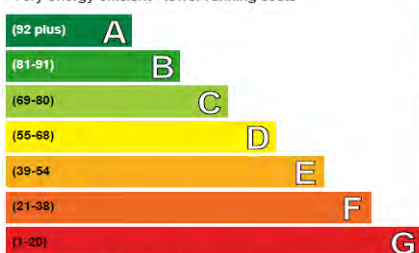
**TO VIEW** Apply to Selling Agents.

**OFFERS** In excess of £90,000 are invited.

5th Floor



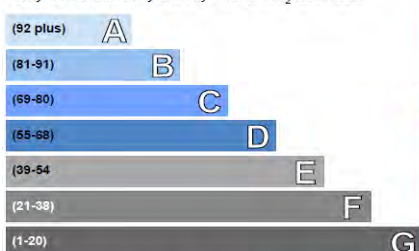
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
79	84

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
75	75

Whilst these particulars are believed to be correct and are given in good faith, they are not warranted, and any intending purchasers are required to satisfy themselves as to the accuracy of the same. The copyright for all photographs, descriptions, graphics, floorplans and images belongs to James Thomson & Son and use, transfer or distribution to or by any other party without express written consent is strictly forbidden. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.

**JAMES THOMSON & SON,**  
Solicitors & Estate Agents,  
51a High Street, Kirkcaldy, KY1 1LJ  
DX KY 10, Kirkcaldy.  
T: 01592 268575 F: 01592 642082.  
E: [property@jamesthomsonandson.com](mailto:property@jamesthomsonandson.com)  
E: [enquiries@jamesthomsonandson.com](mailto:enquiries@jamesthomsonandson.com)

