




McEwan Fraser Legal

Solicitors & Estate Agents

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KIRKCALDY, FIFE, KY2 5TP

Kirkcaldy

Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network

with the rail station and good arterial connections: Edinburgh (twenty-five miles), Glasgow (forty-six), Dundee (twenty-nine), Perth (thirty-five) and Edinburgh Airport (eighteen) are all within easy access via road and rail.

For those who enjoy the outdoors, Dunnikier Park which has a cricket club, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.

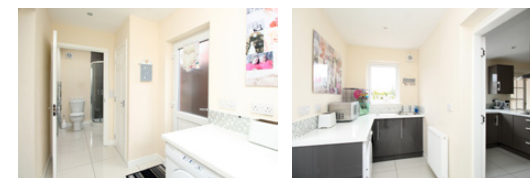




Lounge



Kitchen



McEwan Fraser legal are delighted to bring to the market this delightful three bedroom semi-detached villa that has been thoughtfully extended to provide a superb utility room, shower room, and conservatory.

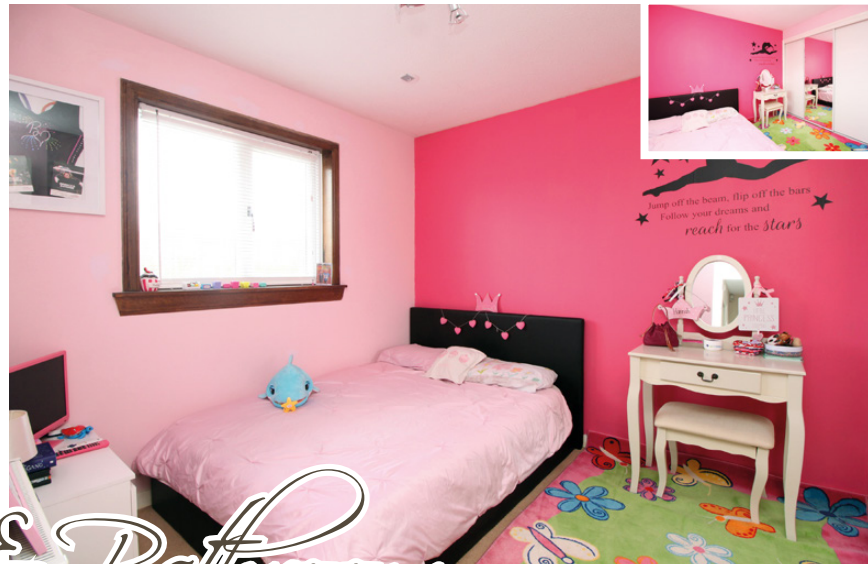
to the front adds a nice feature. This room opens to the dining kitchen where French doors open to the conservatory. The kitchen provides floor and wall units in a sleek, modern style with contrasting worktops and tiled floor. A utility room is dressed in the same units and a shower room is located off the utility. The carpeted stairs lead to the upper floor and three bedrooms, all with built-in storage. The family bathroom is contemporary.

Externally the house has a crisp clean look with a feature driveway and attractive gardens in a popular residential area. A drive to the side of the house provides off-road parking. The front door sports a canopy for shelter and opens to the hall with the staircase in front and a door to the lounge on the right. The lounge is spacious and bright with modern carpeted flooring and glazed panel doors. A bay window

Externally the gardens are neatly presented with the rear garden being enclosed by wooden fencing. A deck area and lawn add to the desire with clearly defined areas for rest and play.



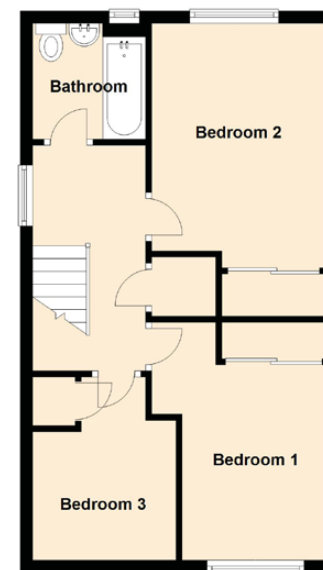
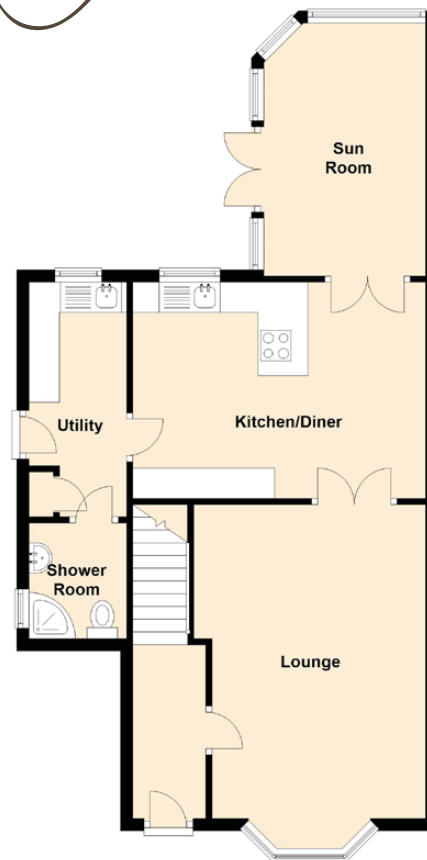
Sun Room



Bedrooms & Bathroom



Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	5.65m (18'6") x 3.80m (12'6")
Kitchen/Diner	4.80m (15'9") x 3.55m (11'8")
Utility	3.85m (12'8") x 1.60m (5'3")
Sun Room	4.15m (13'7") x 2.65m (8'8")
Bedroom 1	3.90m (12'10") x 2.85m (9'4")
Bedroom 2	4.01m (13'2") x 2.85m (9'4")
Bedroom 3	3.00m (9'10") x 2.35m (7'8")
Bathroom	1.95m (6'5") x 1.90m (6'3")
Shower Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²) - 93m²

EPC Rating - C

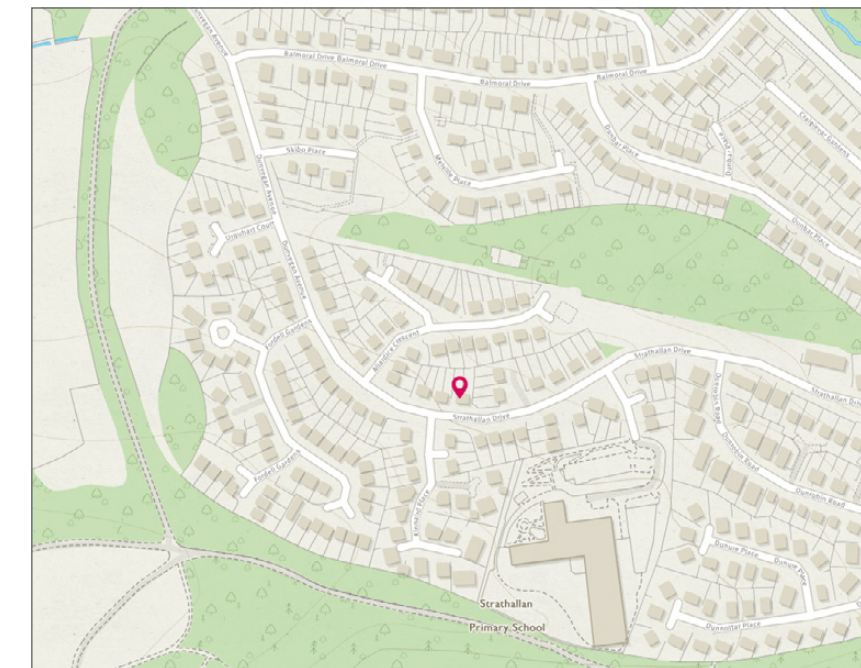


Image credit: <https://www.outdoorlive.co.uk/comps/>



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Text and description
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