



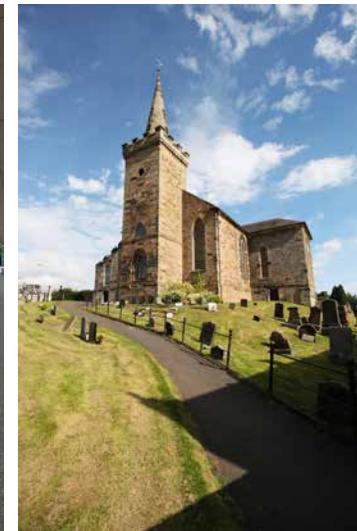
  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**49 Aboyne Gardens**

KIRKCALDY, KY2 6EL



# KIRKCALDY

KY2 6EL

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 rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) 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.



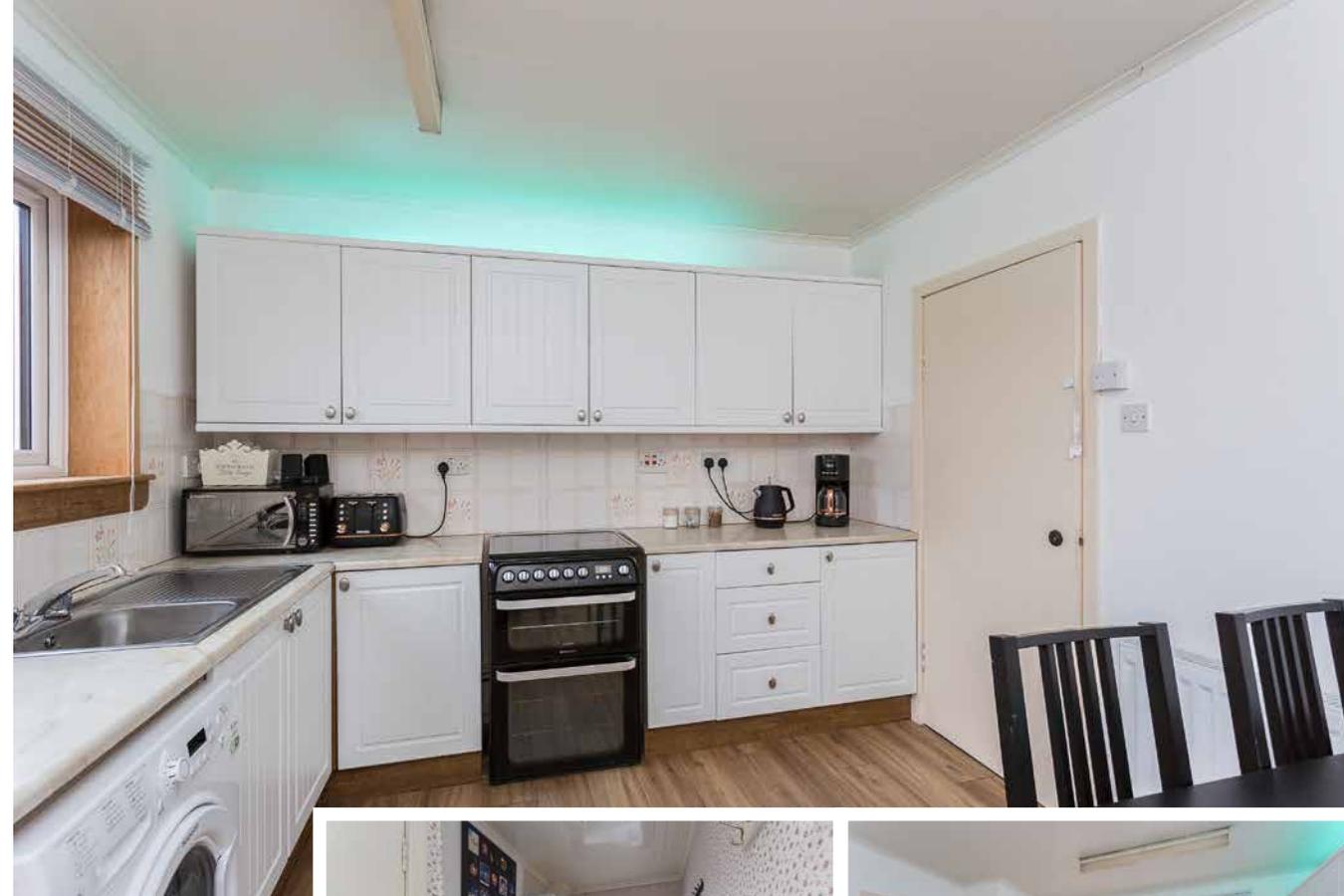


Part exchange is available. McEwan Fraser Legal is delighted to offer to the market this three bedrooms mid-terraced villa in a popular residential area of Kirkcaldy.

The front door opens to the hall with the staircase in front and a door to the lounge on the left. The lounge is spacious and bright with carpeted flooring and dual aspect windows to the front and back garden. A feature focal point has been made of the fireplace beneath the wall-mounted television. The kitchen offers a range of units at both wall and floor level with contrasting work surfaces, plenty of room for a table and chairs. A utility room is just off the kitchen. A conservatory is accessed from the kitchen. A staircase leads to the upper floor and three bedrooms. The bathroom consists of a three-piece, avocado coloured suite. The rear garden is enclosed with wooden fencing.

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# THE DETAILS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

### Ground Floor

Lounge	5.90m (19'4") x 3.30m (10'10")
Kitchen	3.70m (12'2") x 3.10m (10'2")
Utility	2.70m (8'10") x 1.50m (4'11")
Conservatory	4.30m (14'1") x 2.10m (6'11")

### First Floor

Bedroom 1	4.50m (14'9") x 2.80m (9'2")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	3.50m (11'6") x 2.00m (6'7")
Bathroom	2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup> | EPC Rating: D

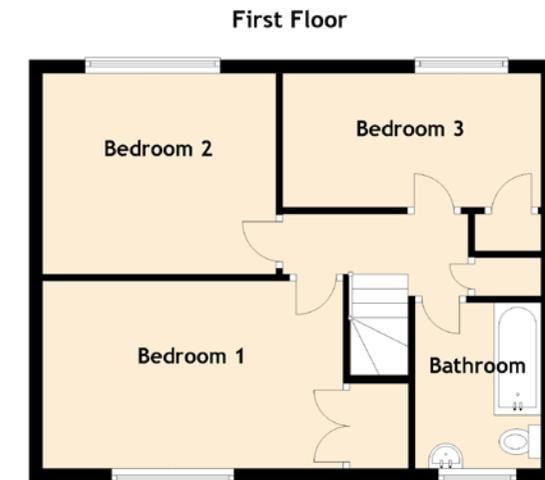
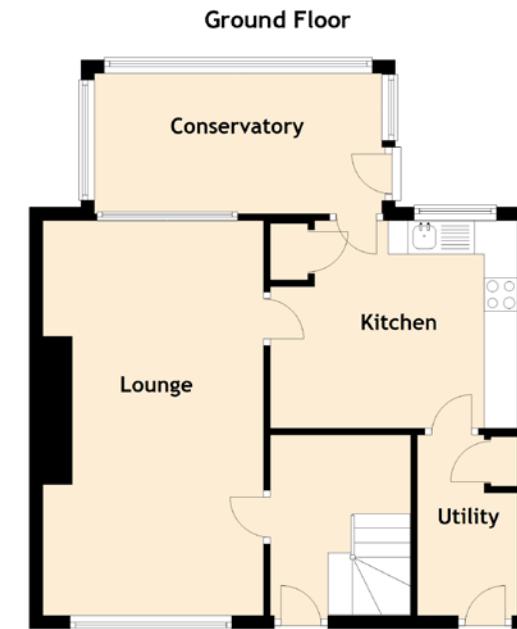


Image credit: <https://www.ourhouseenergy.co.uk/company/>



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Part  
Exchange  
Available

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