



McEwan Fraser Legal
 Solicitors & Estate Agents
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93a Victoria Road

KIRKCALDY, FIFE, KY1 1DS

THE LOCATION

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. For those who enjoy the outdoors; Dunnikier Park which has a cricket club, Ravensraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground, and

many woodland walkways. There is a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses. One of the great attractions of Kirkcaldy is its excellent commuter network with the 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.



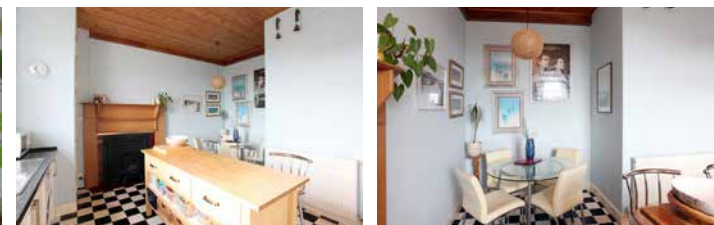
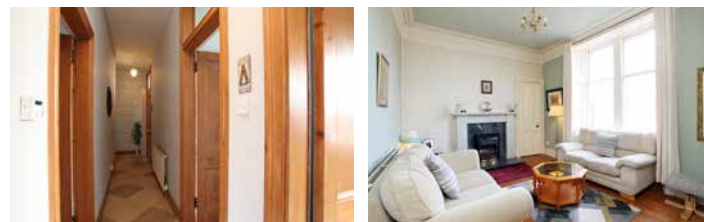
THE PROPERTY

93a Victoria road is a beautiful first floor flat; it has been well maintained and is in truly walk-in condition throughout. It offers spacious and flexible accommodation and retains many period features. The wooden floors throughout add a rich warmth to the home

The property is accessed via a secure entry system into a well maintained communal stairway. The hallway provides access to all rooms, including a useful storage cupboard. The modern kitchen features multiple wall and base mounted storage units, a modern work surface and hob with a breakfast bar and space for a dining table. The lounge area has ample room for two large sofas. The spacious first bedroom features a large window which

floods the room with natural light and built-in storage. The second bedroom is a generous double with adequate space for free standing furniture. The property is completed by the modern bathroom, which features a basin, toilet and a shower over the bath.

The property further benefits from gas central heating.

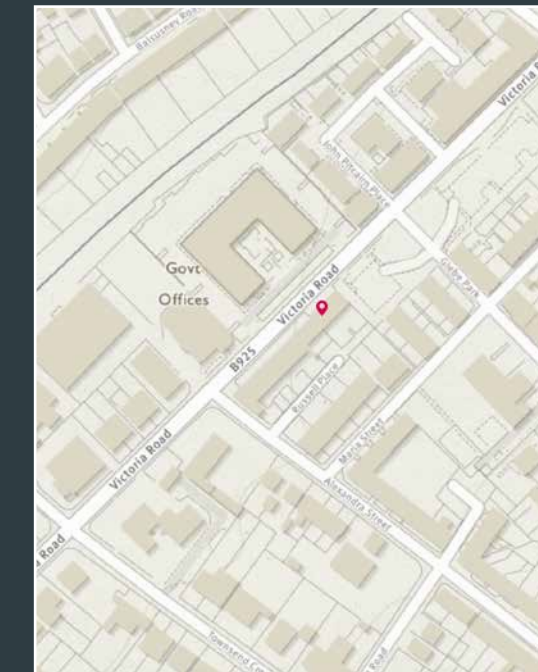




*Approximate Dimensions
(Taken from the widest point)*

Kitchen/Diner	4.70m (15'5") x 4.55m (14'11")
Lounge	4.55m (14'11") x 3.55m (11'8")
Bedroom 1	3.70m (12'2") x 3.55m (11'8")
Bedroom 2	3.55m (11'8") x 2.60m (8'6")
Bathroom	2.50m (8'2") x 1.45m (4'9")

Gross internal floor area (m²): 78m²
EPC Rating: D





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