

294a Links Street

KIRKCALDY, FIFE, KY1 1SG



*EXCELLENT TWO BEDROOM UPPER VILLA
CLOSE TO ALL AMENITIES*



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McEwan Fraser is delighted to present this superb investment opportunity or excellent family home to the market. The property is located in a quiet location close to all amenities. The flat has to be viewed to appreciate the space and central location on offer.

The property is presented well throughout and is in good order. The apartment has access to a communal stairwell which is well maintained. The main door opens to a welcoming reception hallway and features plenty of storage cupboards. The lounge has a dining area and a picture window immediately drawing your eye to the large window flooding the room with natural light. The kitchen is modern and has a wealth of floor and wall units and stunning views across the Firth of Forth. The two bedrooms are double in size and include built-in wardrobes. The bathroom comprises a three-piece white bathroom suite with an overhead shower. This completes the accommodation on offer.

Gas central heating and double glazing have been installed throughout. There is a private drying garden and a substantial private enclosed garden to the rear, with ample parking to the front.



The Lounge







Bedroom 1





Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.90m (16'1") x 4.00m (13'2")
Kitchen	3.30m (10'10") x 2.40m (7'11")
Bedroom 1	4.30m (14'1") x 4.00m (13'2")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bathroom	2.30m (7'7") x 1.40m (4'7")

Gross internal floor area (m²): 73m²

EPC Rating: E

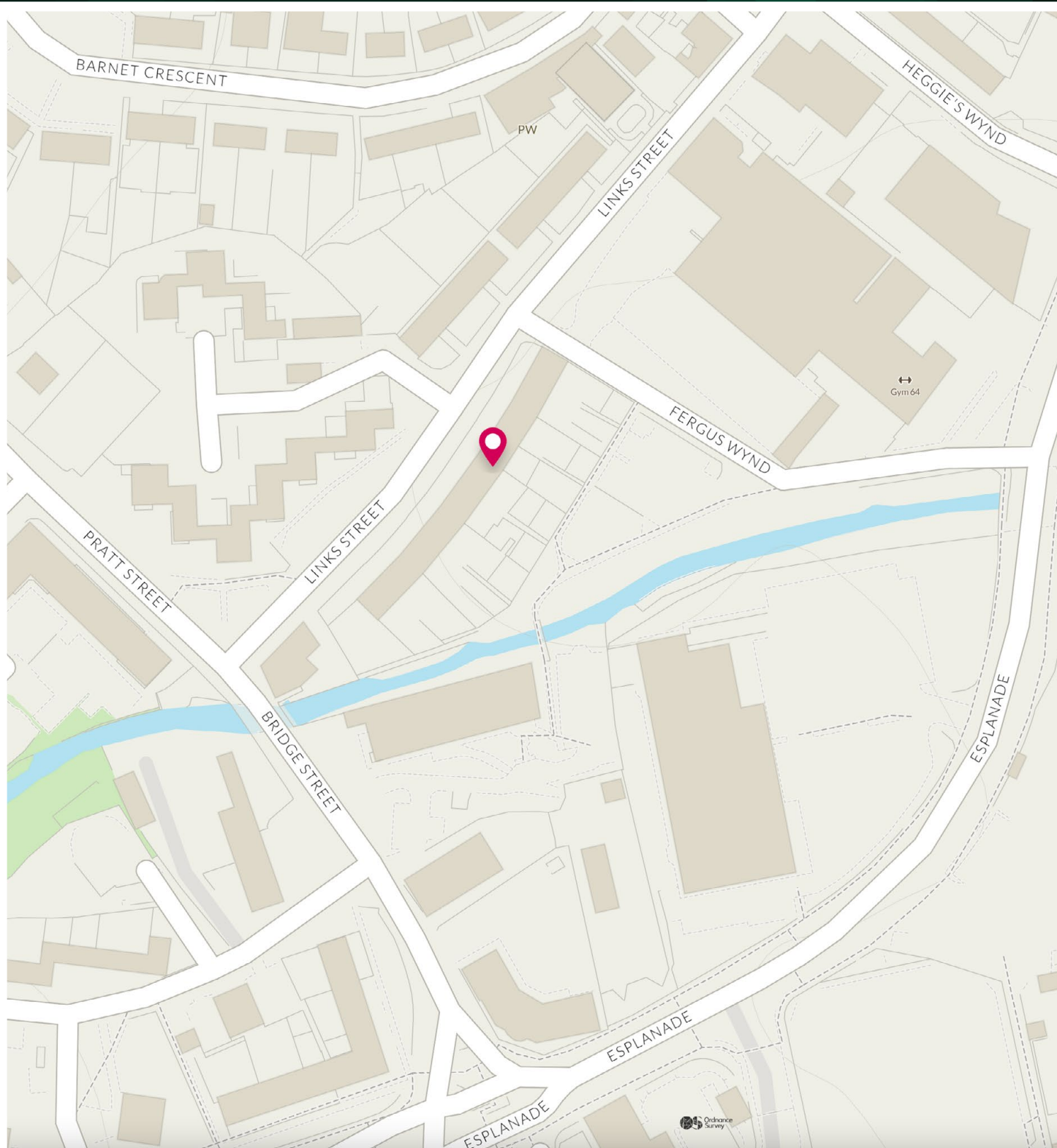




Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent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



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