

# 42 David Street

KIRKCALDY, KY1 1XA



*Wonderful 2/3 bedroom lower villa  
in a sought-after location*



01592 800 695



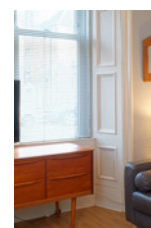
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[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

42 David Street is very well presented throughout and has many traditional Victorian features and is a truly unique Lower villa in walk-in condition.

# THE LOUNGE/BEDROOM 3



The property has its own main door access into the vestibule which in turn leads to the sizable bright reception hallway complete with original flooring. The formal lounge is beautifully decorated and has a bay window immediately drawing your eye to the front with Victorian high ceilings, a decorative cornice and a feature fireplace. The kitchen is very stylish with modern units and includes an oven, hob, extractor, and integrated fridge freezer.

# THE DINING ROOM/LOUNGE



# THE KITCHEN





The family bathroom is a good size and comprises a bath with shower, heated towel rail, and vanity unit. There are two/three spacious bedrooms all of good proportions with ample space for free-standing furniture if required. Generous storage can be found throughout the property, this completes the accommodation on offer internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



The rear gardens are private and fully enclosed offering a safe environment for children and animals.

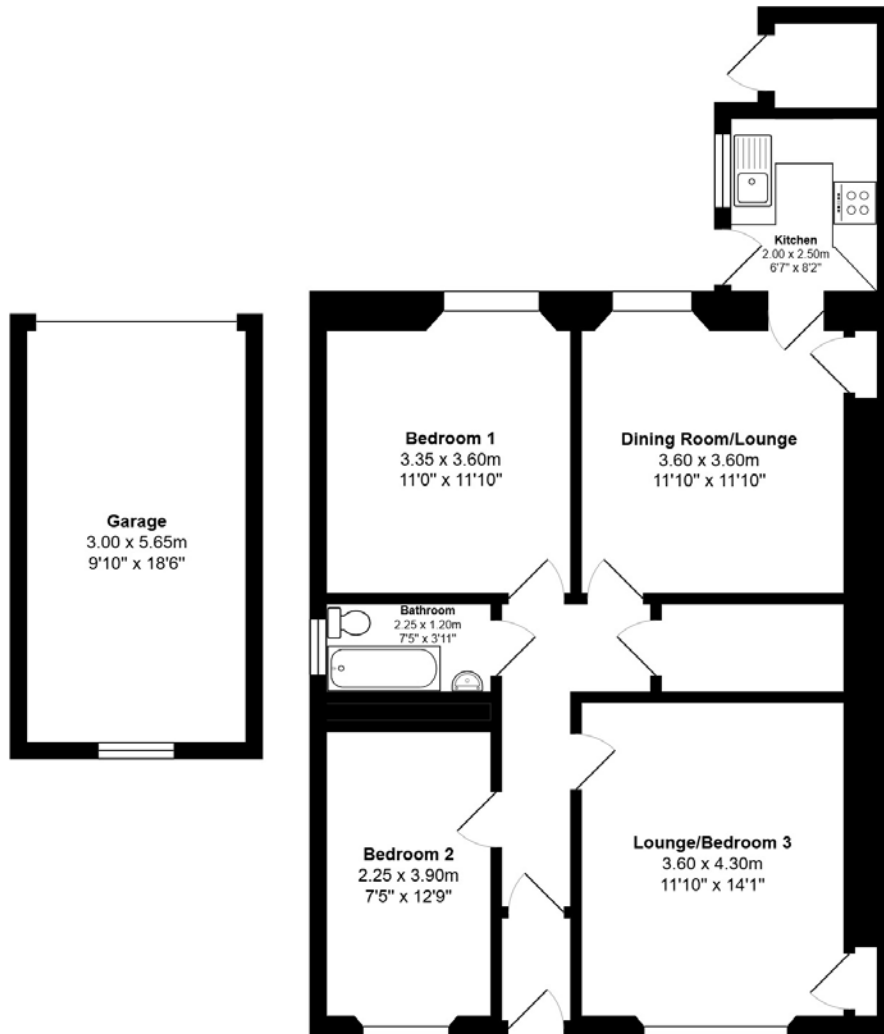
This completes the accommodation on offer. Gas central heating has been installed throughout. A large garage is located to the rear of the property and there is more than adequate on-street parking to the front.

# EXTERNALS



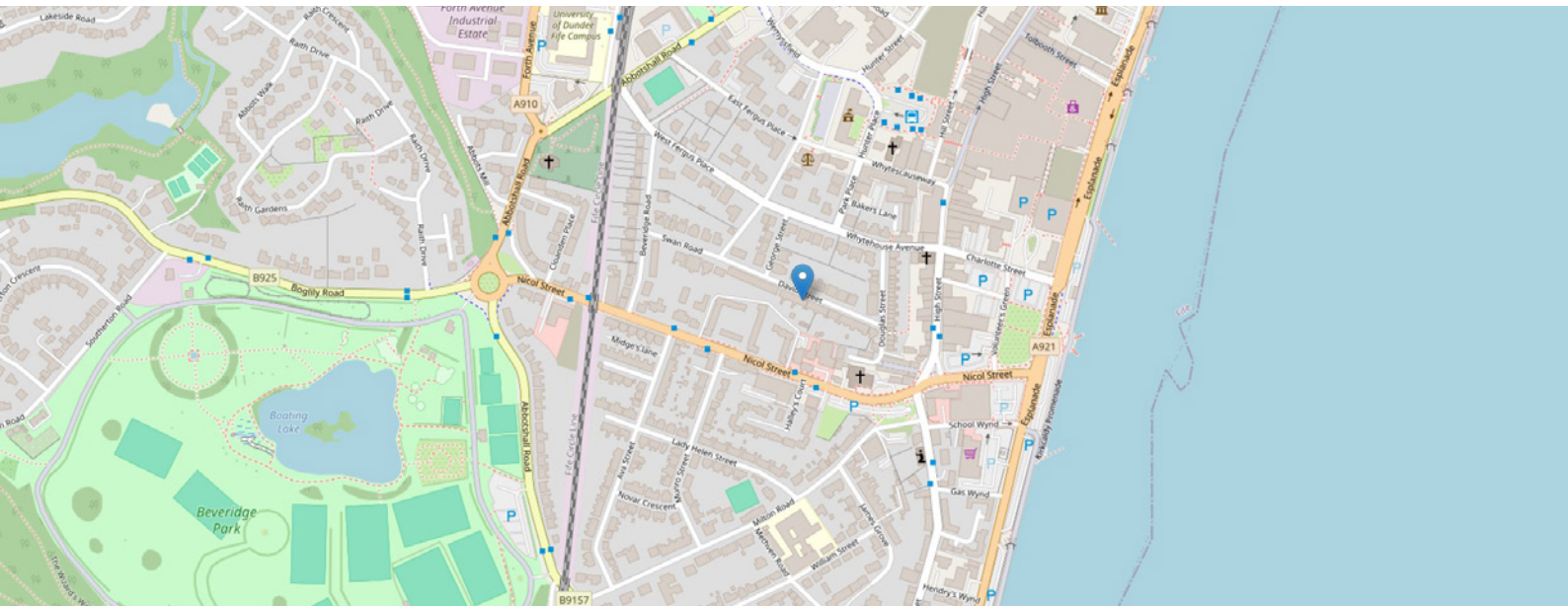


# FLOOR PLAN, DIMENSIONS & MAP



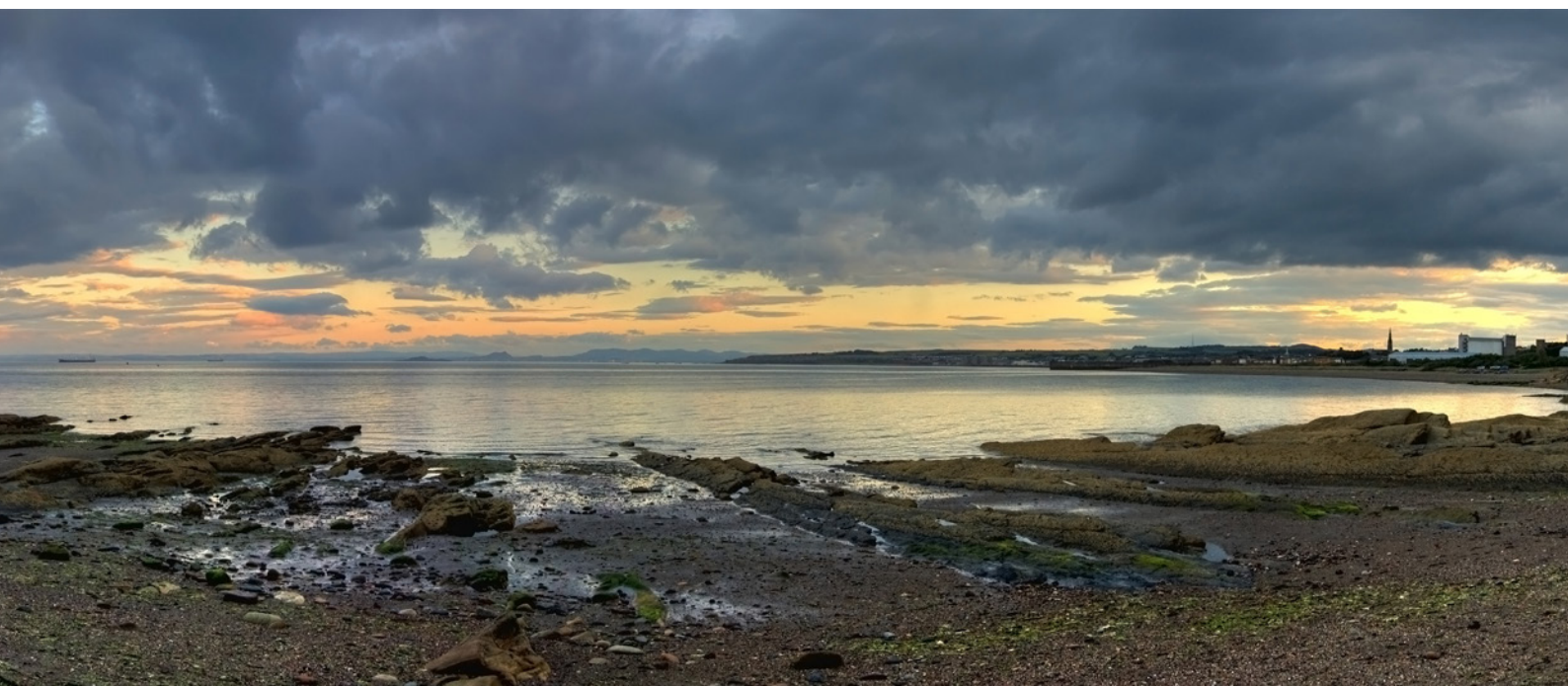
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: C



# THE LOCATION

For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the north of Dunfermline and the Forth Bridges.





Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, 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. There are also four secondary schools and twelve primary schools.

Kirkcaldy train station is easily accessed by this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. For those who enjoy the outdoors.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01592 800 695

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**JAY STEIN**  
Area Sales Manager



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**ALLY CLARK**  
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