

275 Overton Mains

KIRKCALDY, FIFE, KY1 3JS



*TWO BEDROOM MID-TERRACED VILLA
WITH MODERN KITCHEN AND BATHROOM*



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McEwan Fraser Legal is delighted to offer a potential part exchange, please ask us for details. McEwan Fraser are delighted to introduce this inviting two-bedroom mid-terraced villa, perfectly positioned in a popular residential area and offering comfortable living spaces for modern lifestyles.

As you enter, you're greeted by a spacious lounge/diner with dual-aspect windows, filling the room with natural light and creating a bright and airy atmosphere. The galley-style kitchen is a chef's delight, well-stocked with storage and appliances, and featuring a convenient back door leading to the garden, perfect for enjoying al fresco dining or a morning coffee in the sunshine.

The Property





Upstairs, you'll find two generously sized double bedrooms, providing ample space for relaxation and rest. The family bathroom completes the accommodation, featuring a shower over the bath for added convenience.

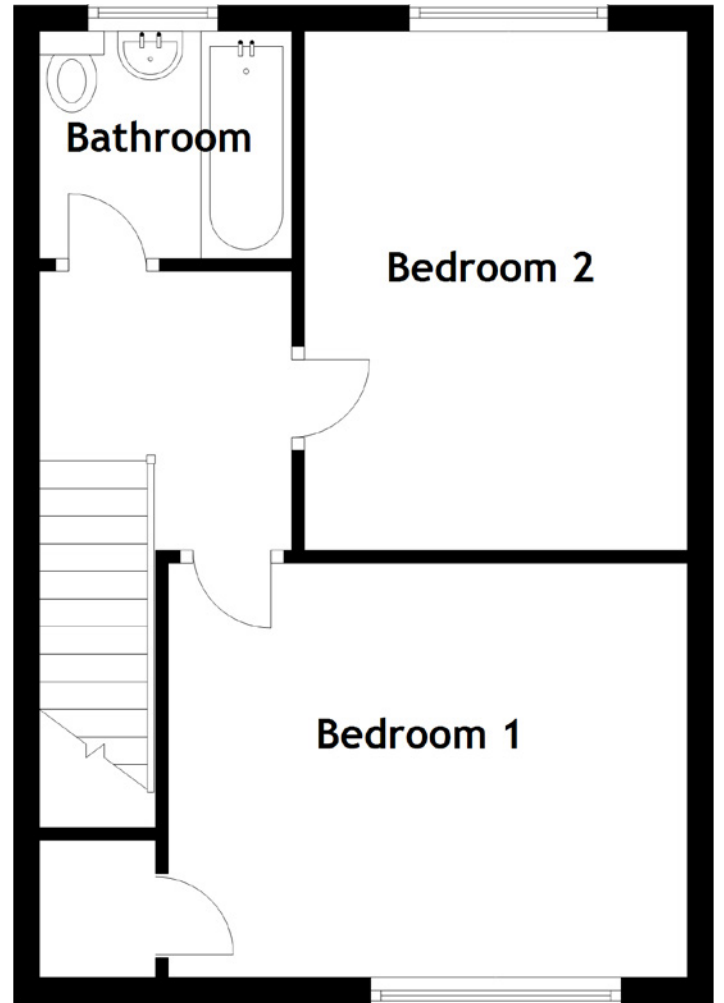
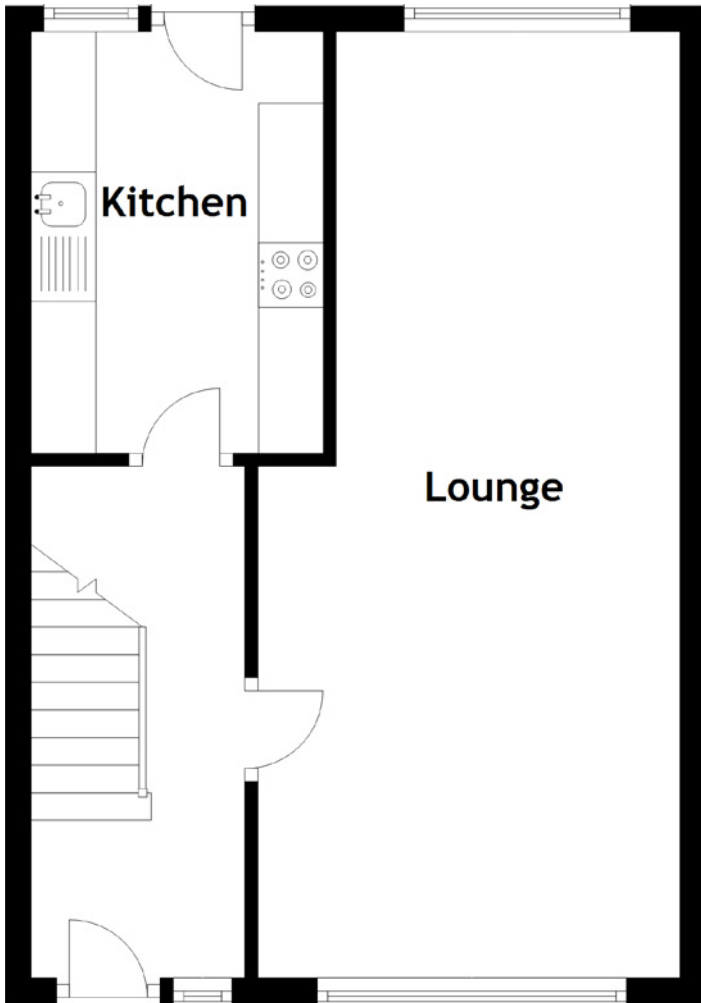




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	7.30m (23'11") x 3.25m (10'8")
Kitchen	3.25m (10'8") x 2.25m (7'5")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	4.00m (13'2") x 3.25m (10'8")
Bathroom	1.95m (6'5") x 1.75m (5'9")

Gross internal floor area (m²): 77m²

EPC Rating: B



Outside, the property boasts gardens to the front and back, offering the perfect opportunity to enjoy outdoor living and entertaining. The back garden is enclosed, providing a safe and secure space for children and pets to play, with parking conveniently located right behind the gate.

Situated in a popular residential area, this



home offers the perfect combination of comfort, convenience, and community. Whether you're a first-time buyer, downsizer, or investor, this home is sure to tick all the boxes.

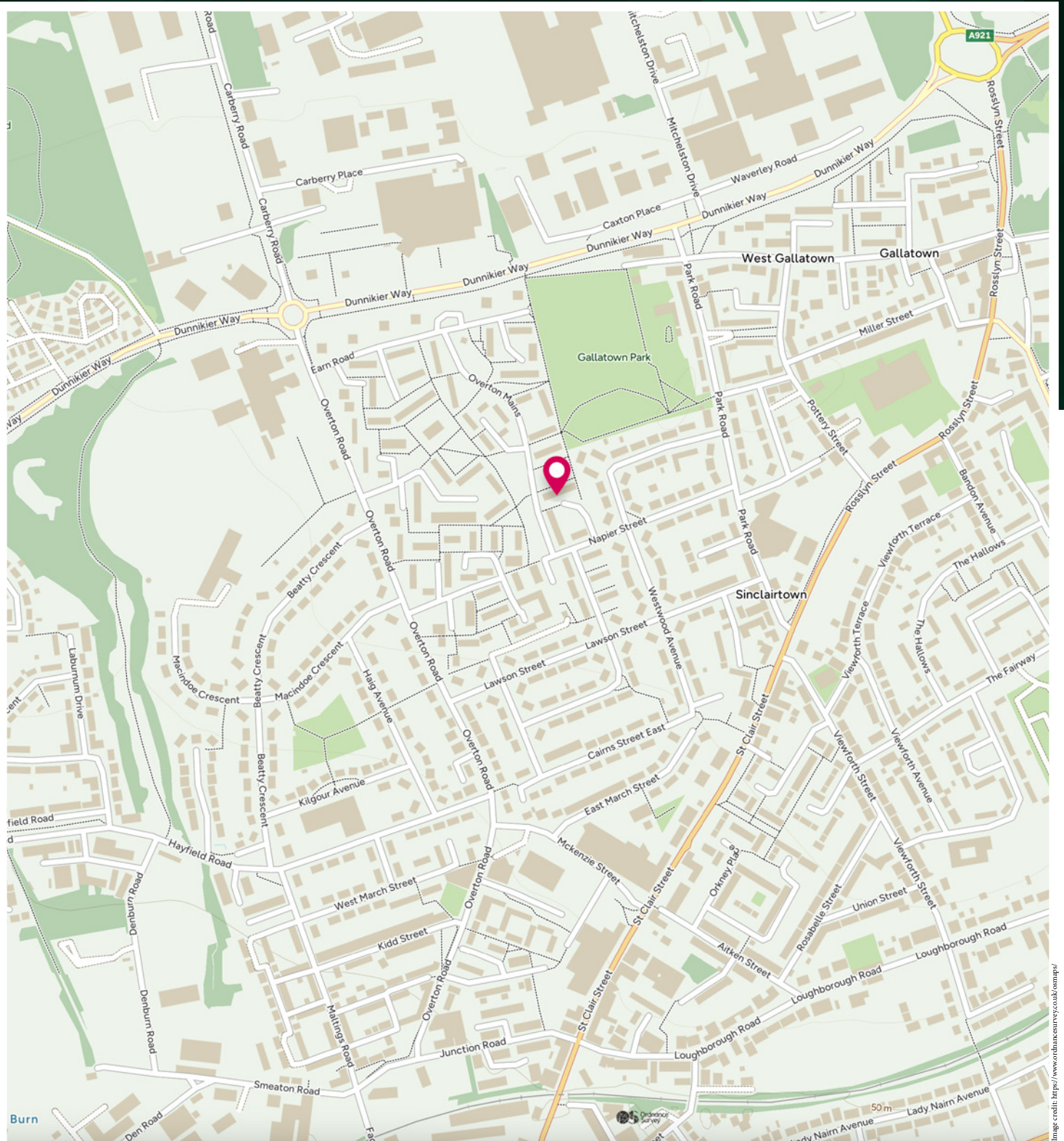
Don't miss out on the opportunity to make this delightful villa your own, schedule a viewing today and start envisioning the possibilities of life in this welcoming home.



Welcome to Kirkcaldy, a vibrant town nestled along the scenic coastline of Fife, Scotland. Situated in an established mixed residential location, this property offers the perfect blend of urban convenience and suburban tranquility, making it an ideal place to call home. With adequate public transport links, commuting to and from Kirkcaldy is a breeze, providing easy access to nearby cities and towns. Whether you prefer to travel by bus, train, or car, getting around is both convenient and efficient, allowing you to explore all that the surrounding area has to offer.

Shopping enthusiasts will delight in the abundance of retail options available within easy reach. From bustling high streets to modern shopping centers, Kirkcaldy boasts a diverse range of shops, boutiques, and supermarkets, catering to every need and taste. Social and recreational facilities abound in Kirkcaldy, with a variety of restaurants, cafes, and bars offering something for every palate. Whether you're craving a cozy pub lunch, a gourmet dinner, or a quick coffee with friends, you'll find plenty of options to satisfy your cravings. For families, Kirkcaldy offers a range of educational facilities, including schools, colleges, and universities, ensuring that children of all ages have access to quality education close to home.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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