



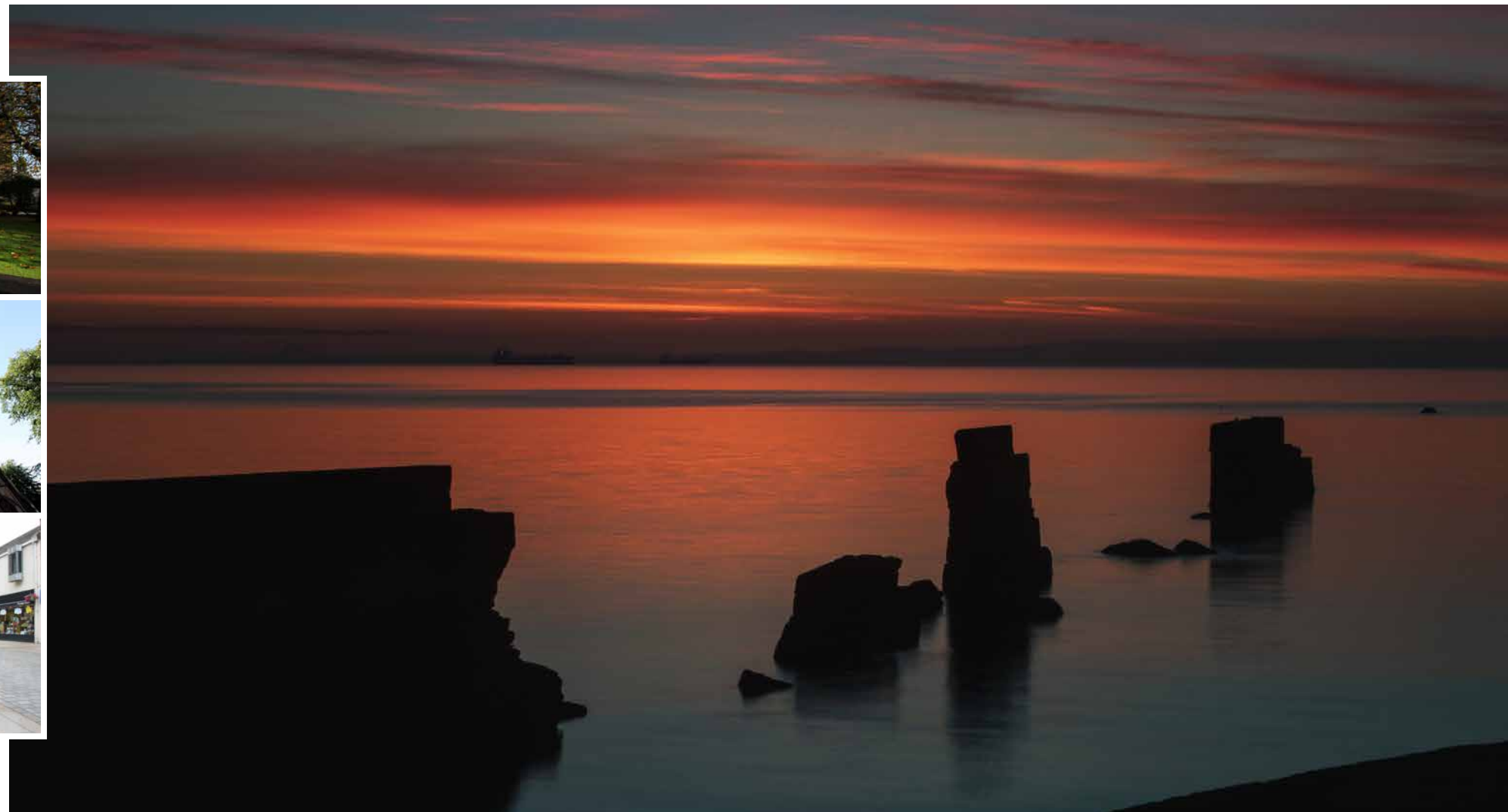
  
**McEwan Fraser Legal**  
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**23 Gourlay Street**  
KIRKCALDY, FIFE, KY2 5QD

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 the rail station and good arterial connections: Edinburgh (twenty-five miles), Glasgow (forty-six), Dundee (twenty-nine), Perth (thirty-five) and Edinburgh Airport (eighteen) 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 is a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.





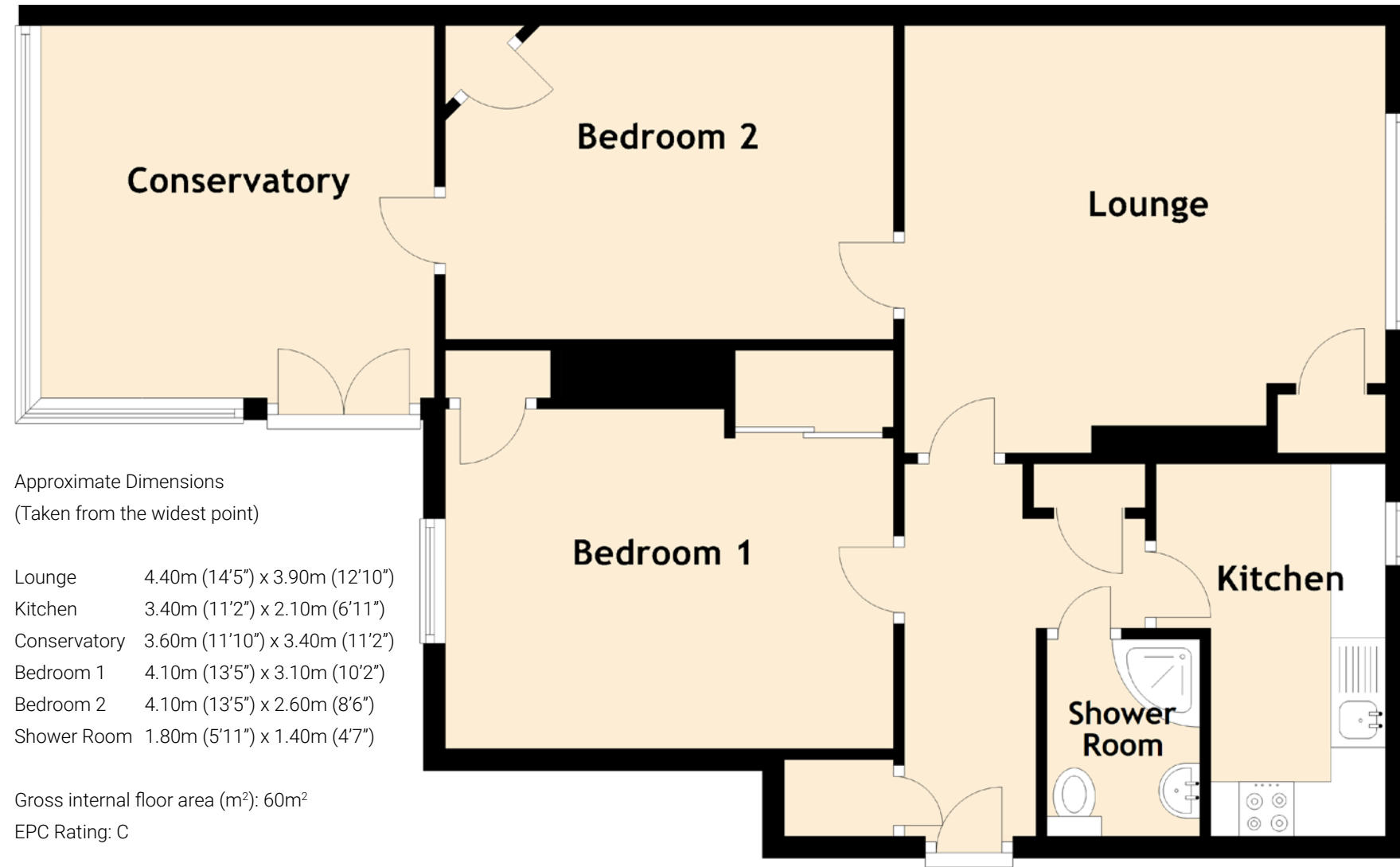
23 Gourlay Street is a lovely ground floor flat in the sought after location of Kirkcaldy. The property is ideally placed with easy access by road or rail.

The property has been well maintained by the current owner and as a result, it is in move-in condition. Access is to the side of the building into a vestibule which leads to the spacious hallway with ample storage. The lounge is located to the front of the property and has a feature window flooding the room with natural light. The kitchen features a range of floor and base units.

Further, into the property, there are two double bedrooms, bedroom two is accessed from the lounge, which leads to a spacious conservatory and in return access to the rear garden. The three-piece family bathroom completes the accommodation internally.

There is ample parking provided to the front of the property. Gas central heating and double glazing complete the accommodation.









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