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KIRKCALDY, FIFE, KY2 5HX



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, Glasgow, Dundee and Perth 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.



This delightful family home has been well maintained and is in move-in condition.

The modern fitted kitchen has a range of floor and wall mounted units featuring an integrated oven and hob. The lounge is located to the rear with a dining area and Patio doors leading to the garden. There is also a good-sized understair storage cupboard.

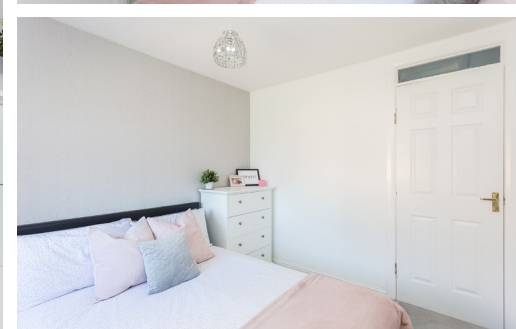
To the upper level, there are two generous bedrooms with the master benefiting from wardrobes, while bedroom two has views over the garden. The modern family bathroom completes the accommodation on offer.

The property further benefits from gas fired central heating system and double glazing. The rear gardens have been well maintained and are mainly laid to lawn with decking.

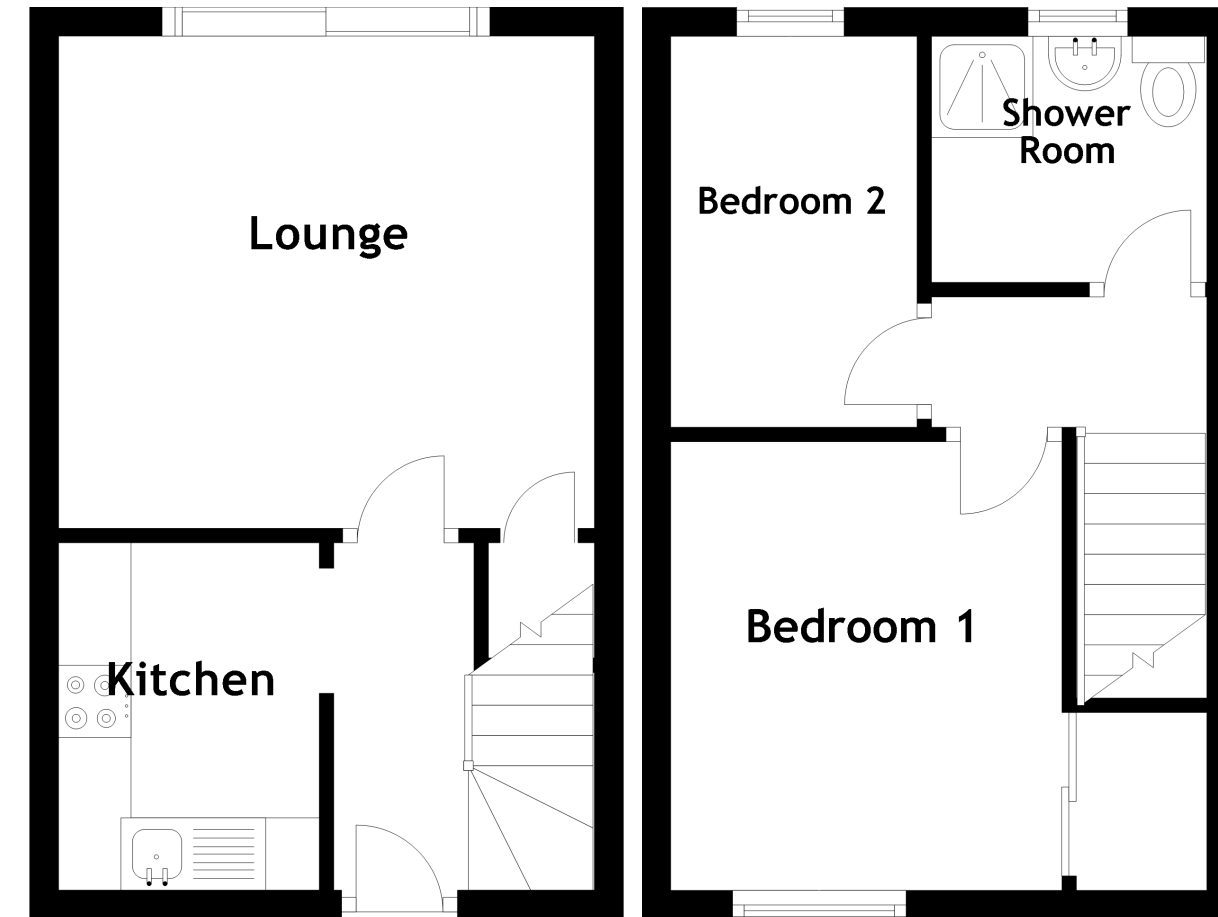
Ample off-street parking is provided to the rear.



bedrooms & shower room



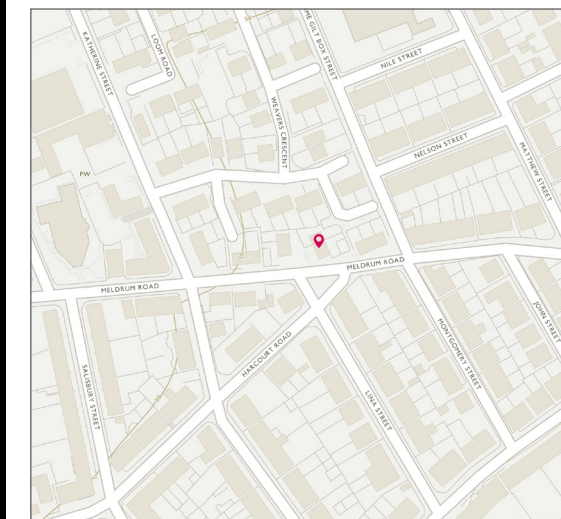
the details



Approximate Dimensions
(Taken from the widest point)

Lounge	3.70m (12'2") x 3.40m (11'2")
Kitchen	2.40m (7'10") x 1.80m (5'11")
Bedroom 1	3.10m (10'2") x 2.70m (8'10")
Bedroom 2	2.70m (8'10") x 1.70m (5'7")
Shower Room	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 44m²
EPC Rating: C





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