

25 Ravenscraig Street

KIRKCALDY, KY1 2AL



WONDERFUL FOUR BEDROOM HOME
WITHIN A DESIRABLE LOCATION



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25 Ravenscraig Street is a wonderful four-bedroom house in a popular location; viewing is highly recommended to appreciate the property on offer. Internally the accommodation is in excellent decorative order and includes many lovely features. The downstairs has hardwood flooring in all rooms except the kitchen and bathroom. Enter the property via the bright reception hall with stairs leading to the upper level.

The spacious lounge is beautifully decorated and is located at the rear of the property, with French doors leading to the garden grounds and a large window flooding the room with natural light. The beautiful modern kitchen is well-designed and includes fitted wall and floor units, all integrated appliances are included in the sale. Bedroom 4 is currently being used as a TV room, it would also make an excellent dining room. Also, to this level, you will find a large double bedroom and a three-piece family bathroom. The first floor is reached by a solid wooden staircase which provides access to two large double bedrooms, both offering built-in wardrobes and panoramic views across the Forth. A white three-piece family bathroom completes the accommodation internally. The heating and hot water are controlled via the Hive Hub Home automation system, allowing full control via the Hive App.



The Lounge







The Kitchen





Bedroom 1







Bedroom 2





Bedroom 3

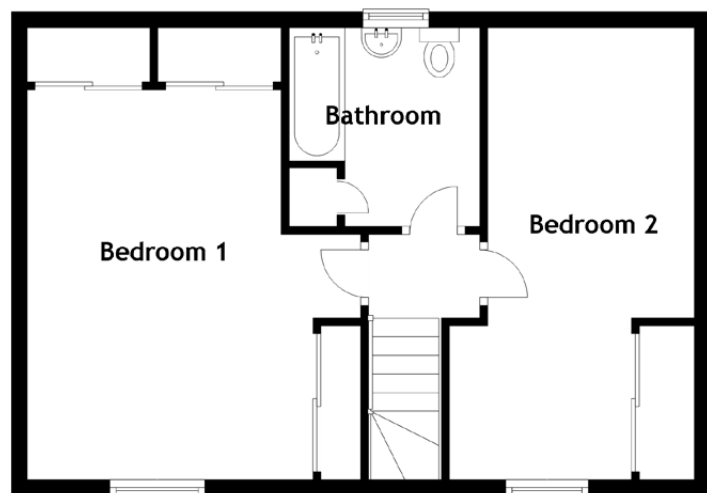
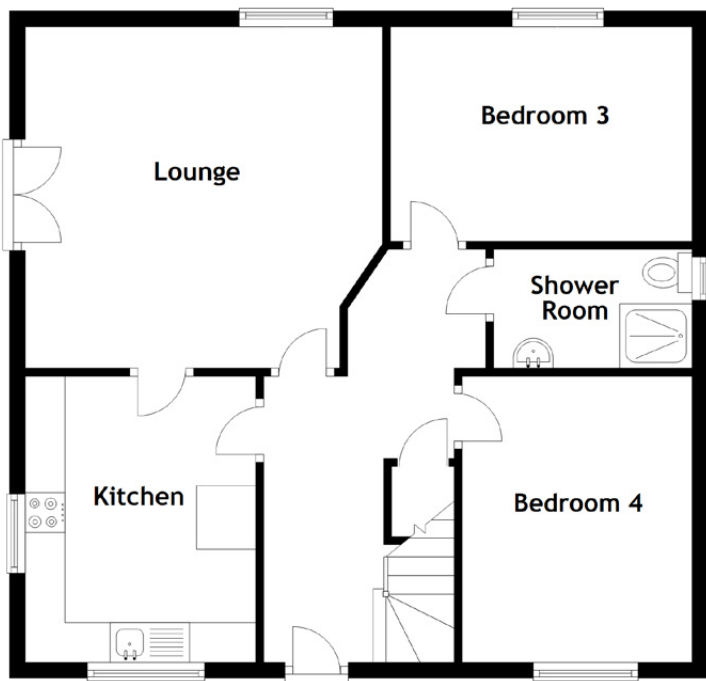




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 4.30m (14'1")	Bathroom	2.50m (8'2") x 2.40m (7'10")
Kitchen	3.60m (11'10") x 2.90m (9'6")	Shower Room	2.50m (8'2") x 1.50m (4'11")
Bedroom 1	4.90m (16'1") x 3.20m (10'6")	Gross internal floor area (m ²): 109m ² EPC Rating: B	
Bedroom 2	5.68m (18'8") x 3.09m (10'2")		
Bedroom 3	3.80m (12'6") x 2.70m (8'10")		
Bedroom 4	3.60m (11'10") x 2.90m (9'6")		



There are private garden grounds to the front, side and rear, including a large driveway. The attractive secluded garden includes a patio area that has ample space for outdoor family living. A large garage is located to the side of the property. Viewing is highly recommended.



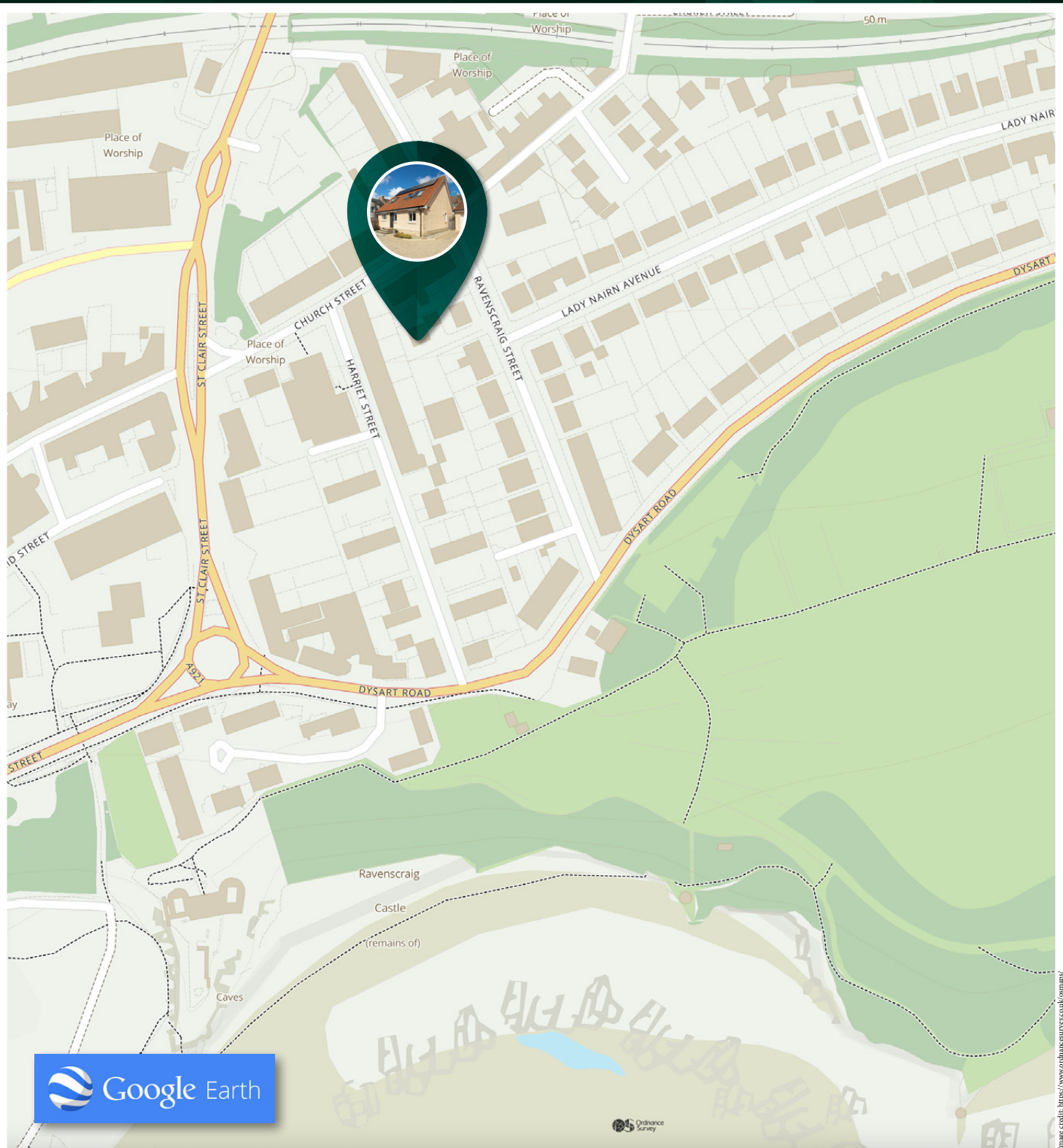




Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent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



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