

# 45 Brown Crescent

THORNTON, KIRKCALDY, KY1 4AA



*Located in the village of Thornton, this cottage flat on the ground floor offers convenient access to nearby towns and amenities, train station and main roads*



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McEwan Fraser Legal is delighted to present this two-bedroom flat, in Thornton. This well-presented ground-floor cottage flat offers comfortable living in a convenient and welcoming setting.

# THE LOUNGE



Accessed via steps to the front door, the property opens into an entrance hall leading to a bright and spacious lounge, ideal for relaxation. With two well-proportioned bedrooms, a functional kitchen, and a modern bathroom, this home is thoughtfully laid out and maintained to a high standard.

# THE KITCHEN



# BEDROOM 1



# BEDROOM 2



# THE BATHROOM

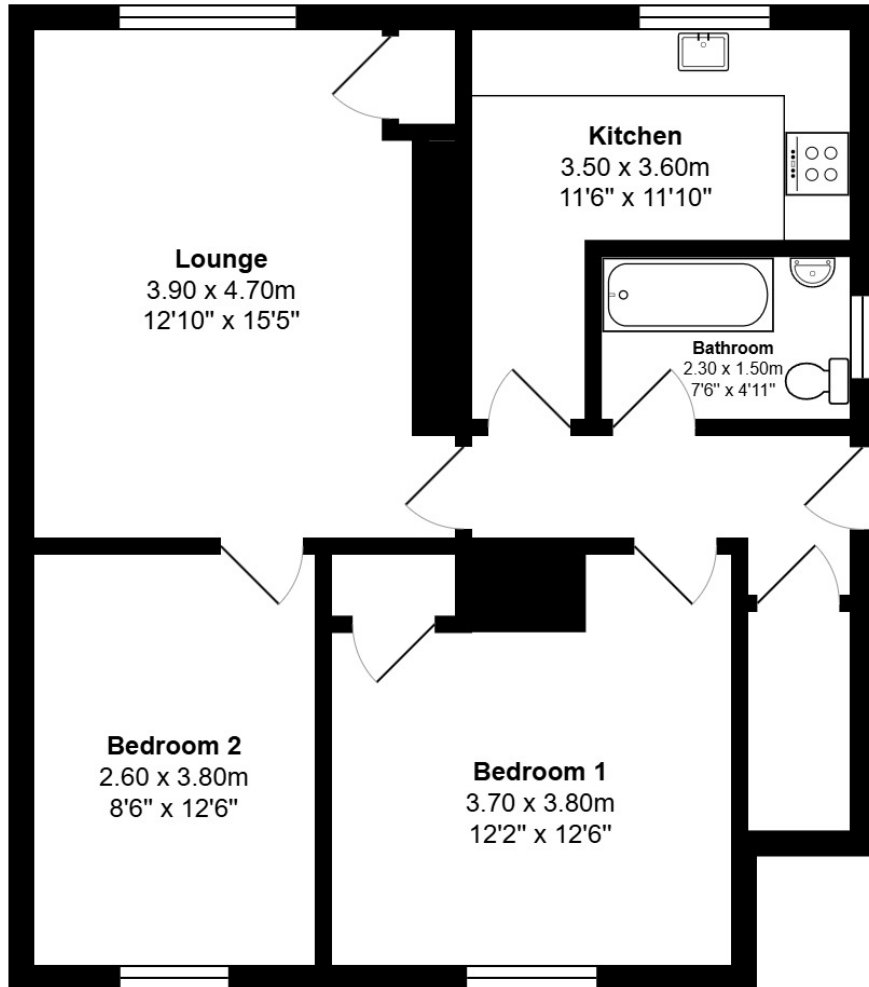


The property benefits from a garden, adding a charming outdoor space for enjoyment and relaxation. With its inviting interior and desirable layout, this ground-floor flat is an appealing opportunity for those seeking a practical and attractive home.

# EXTERNALS

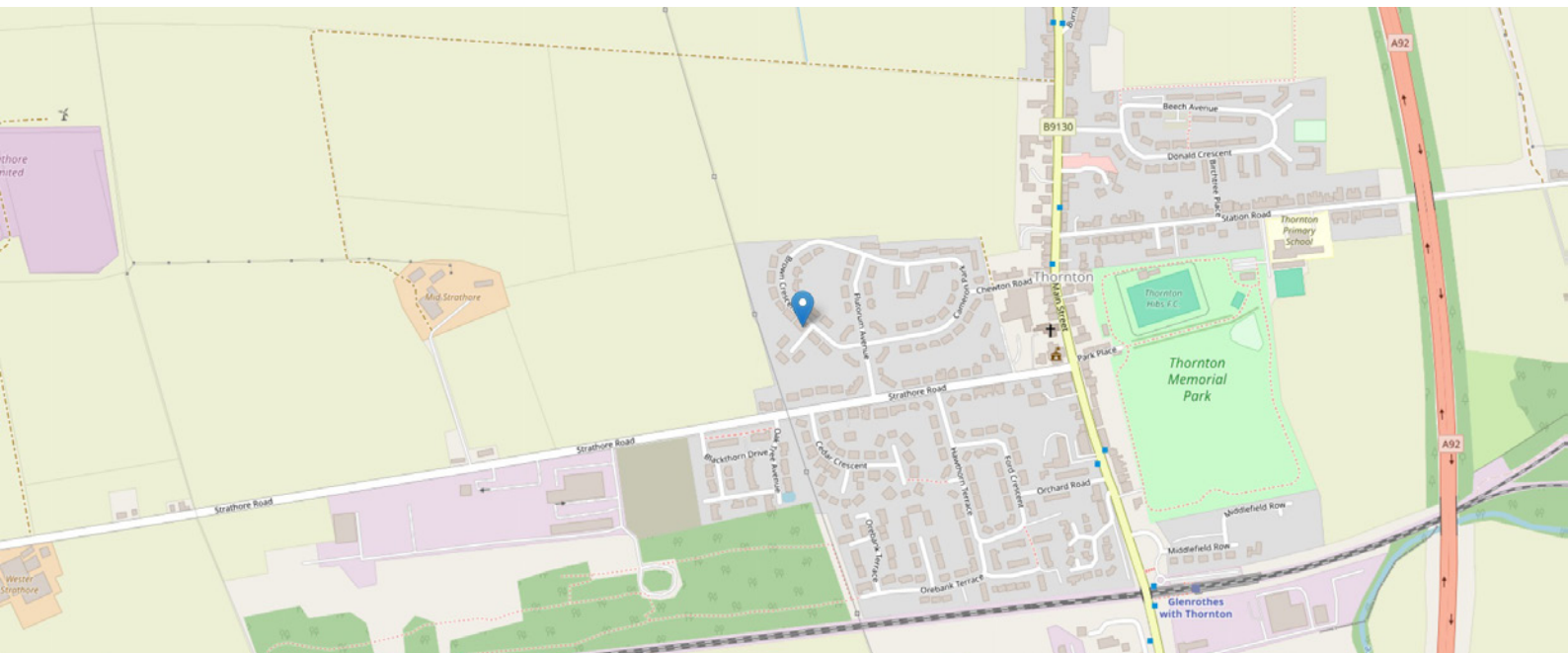


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Located in the friendly village of Thornton, this home offers a charming blend of rural tranquillity and convenient access to nearby towns and amenities. Thornton is known for its welcoming community atmosphere, making it a lovely place to settle for families, couples, and individuals alike. The village benefits from local shops, cafes, and schools, ensuring day-to-day essentials are within easy reach.





For commuters, Thornton's excellent transport links, including its own railway station, provide easy connections to major hubs such as Edinburgh, Glasgow, and Dundee, as well as to nearby Glenrothes and Kirkcaldy. The surrounding Fife countryside offers endless opportunities for outdoor pursuits, from scenic walks and cycle paths to local golf courses. This picturesque village combines the best of rural and accessible living, making Thornton a highly desirable location to call home.



# McEwan Fraser Legal

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