




McEwan Fraser Legal

Solicitors & Estate Agents

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38 Right, Lady Helen Street

KIRKCALDY, FIFE, KY1 1PP

38 Right

Lady Helen Street

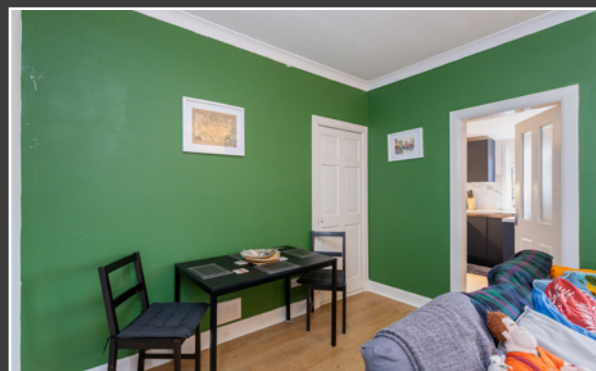
This charming two-bedroom upper villa is accessed via a side path that leads to the rear gardens, with a set of stairs guiding you up to the main front door.

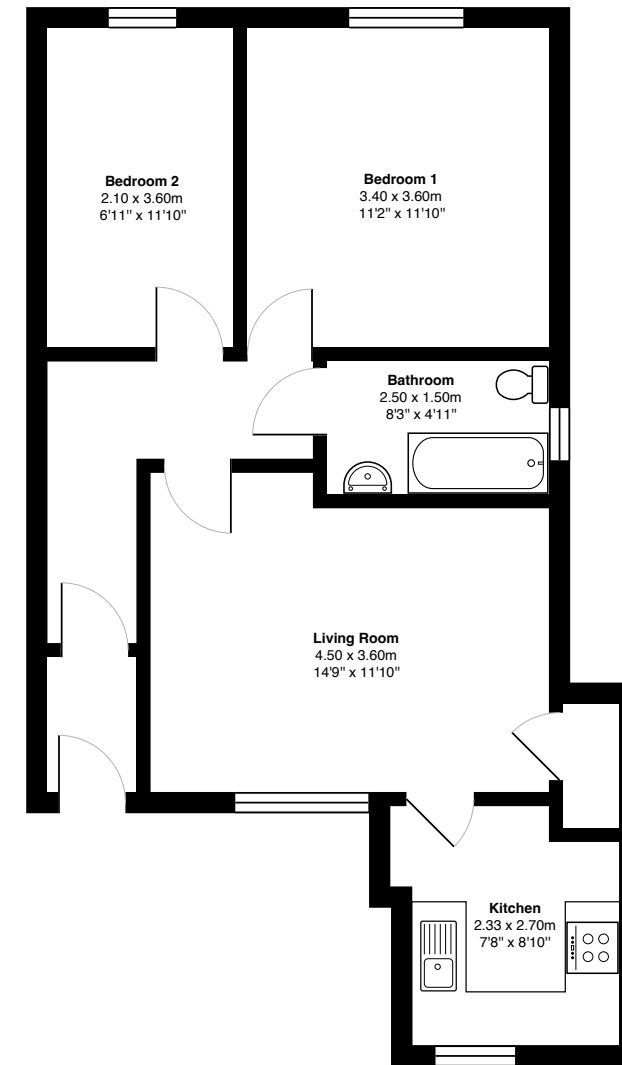
Upon entering, you'll find a lovely, spacious inner hallway that leads to two large double bedrooms. The three-piece family bathroom is fully tiled and includes a shower over the bath.

The main lounge overlooks the rear gardens, providing a peaceful view, and is conveniently connected to a modern, contemporary kitchen that also enjoys views over the garden. The kitchen offers a wealth of floor and wall units with integrated appliances.

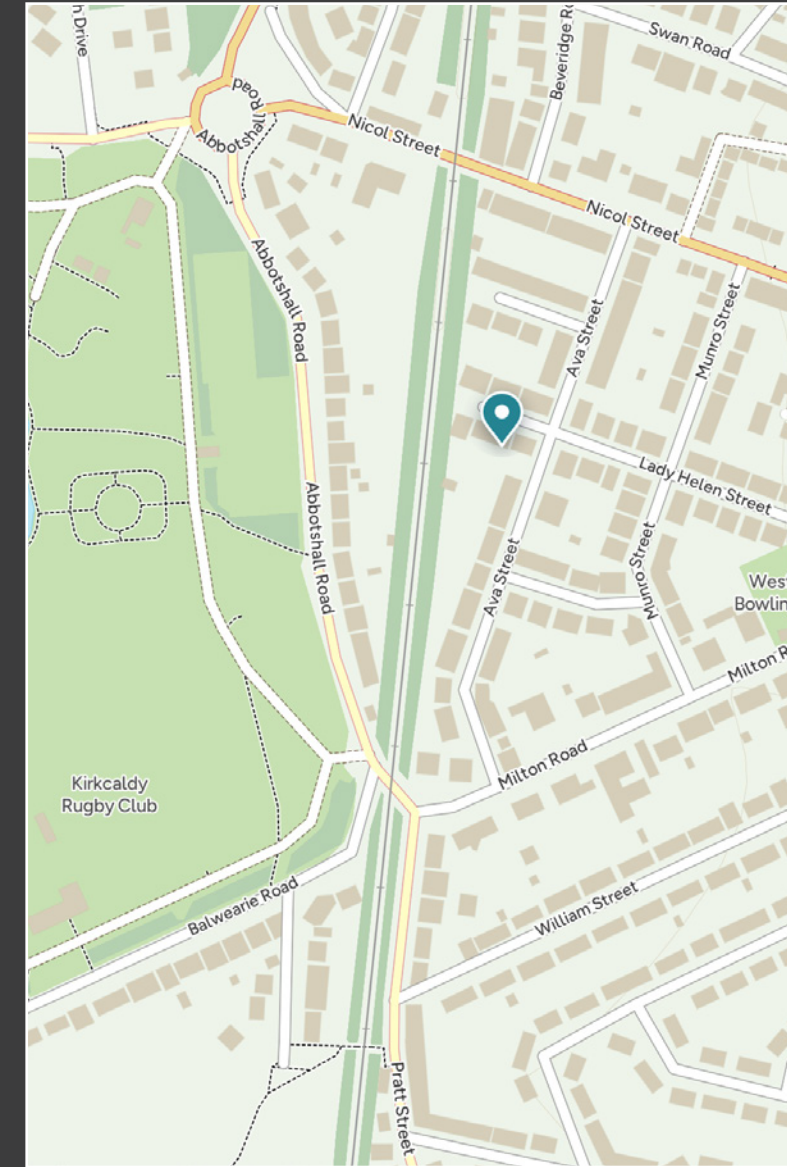
Ample on street parking is provided to the front of the property.

Viewing is highly recommended to appreciate the accommodation on offer.





Gross internal floor area (m²): 57m²
EPC Rating: C



LOCATION IMAGES:
Kirkcaldy Coastline
Abbotshall Church
Beveridge Park
Ravenscraig Park



KIRKCALDY



Fife

For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the north of Dunfermline and the Forth Bridges. Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.

There are also four secondary schools and twelve primary schools. Kirkcaldy train station is easily accessible by this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. For those who enjoy the outdoors.



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