



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**253 Overton Road**

KIRKCALDY, KY1 3JJ

# KIRKCALDY

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. One of the great attractions of Kirkcaldy is its excellent communication network: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

Overton Road is situated in a popular residential district centrally situated just outside the town centre. The area is well served with a variety of local shopping facilities which include a large branch of Asda to provide all the usual daily requirements but should more specialised shopping facilities be required, it is a simple matter to travel into the town centre.

Kirkcaldy is a thriving Fife town to the north of Dunfermline and the Forth Bridges. Kirkcaldy has excellent shopping facilities including the Mercat shopping centre. Kirkcaldy has four secondary schools and twelve primary schools. The property is close to Kirkcaldy train station which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. A new park and ride has been created and opened between Kirkcaldy and Dunfermline. 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 are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.





## 253 OVERTON ROAD

Part exchange is available on this fabulous family home. Formerly owned by the school, the Owner has taken pride in developing a home that is a credit to him. The house sits in an enclosed garden ground with ample parking for several cars. To the rear the garden is laid to grass. The proportions are enviable with accommodation over two floors. On the ground floor is the entrance hall, Lounge, family room with French doors to the back garden, dining kitchen in a white gloss "slab door" style and contrasting worktops. There is also a shower room with toilet, a utility room and bedroom 5 that could be utilised as either a dining room or as a home office. On the upper floor there are four more bedrooms, one en-suite, and the family bathroom. The whole house has been refurbished using quality fixtures and fittings. The result is a spacious, light-filled interior. Be quick to view as this home is sure to delight you with space and quality.

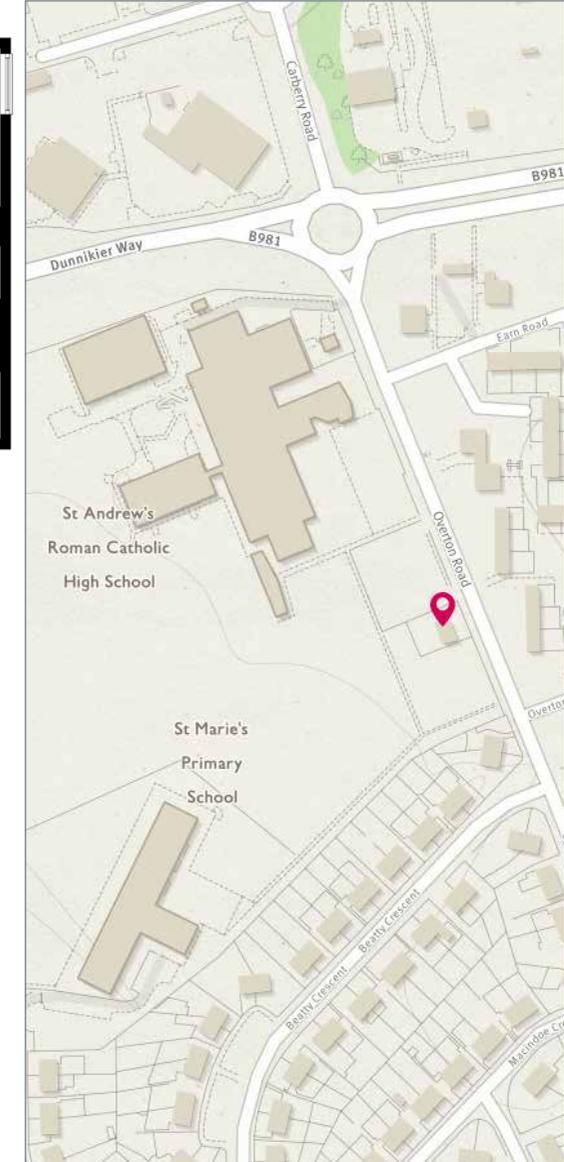


# SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.40m (14'5")
Kitchen	4.10m (13'5") x 3.00m (9'10")
Utility	3.00m (9'10") x 1.40m (4'7")
Family Room	4.20m (13'9") x 3.00m (9'10")
Bedroom 1	4.50m (14'9") x 4.30m (14'1")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
En-suite	2.00m (6'7") x 1.50m (4'11")
Bedroom 3	3.70m (12'2") x 3.00m (9'10")
Bedroom 4	3.70m (12'2") x 3.00m (9'10")
Bedroom 5	3.00m (9'10") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 2.20m (7'3")
Shower Room	3.00m (9'10") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 155m<sup>2</sup> | EPC Rating: D





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Part  
Exchange  
Available

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