



THE LOCATION

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.

For those who enjoy the outdoors; Dunnikier Park offers 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.

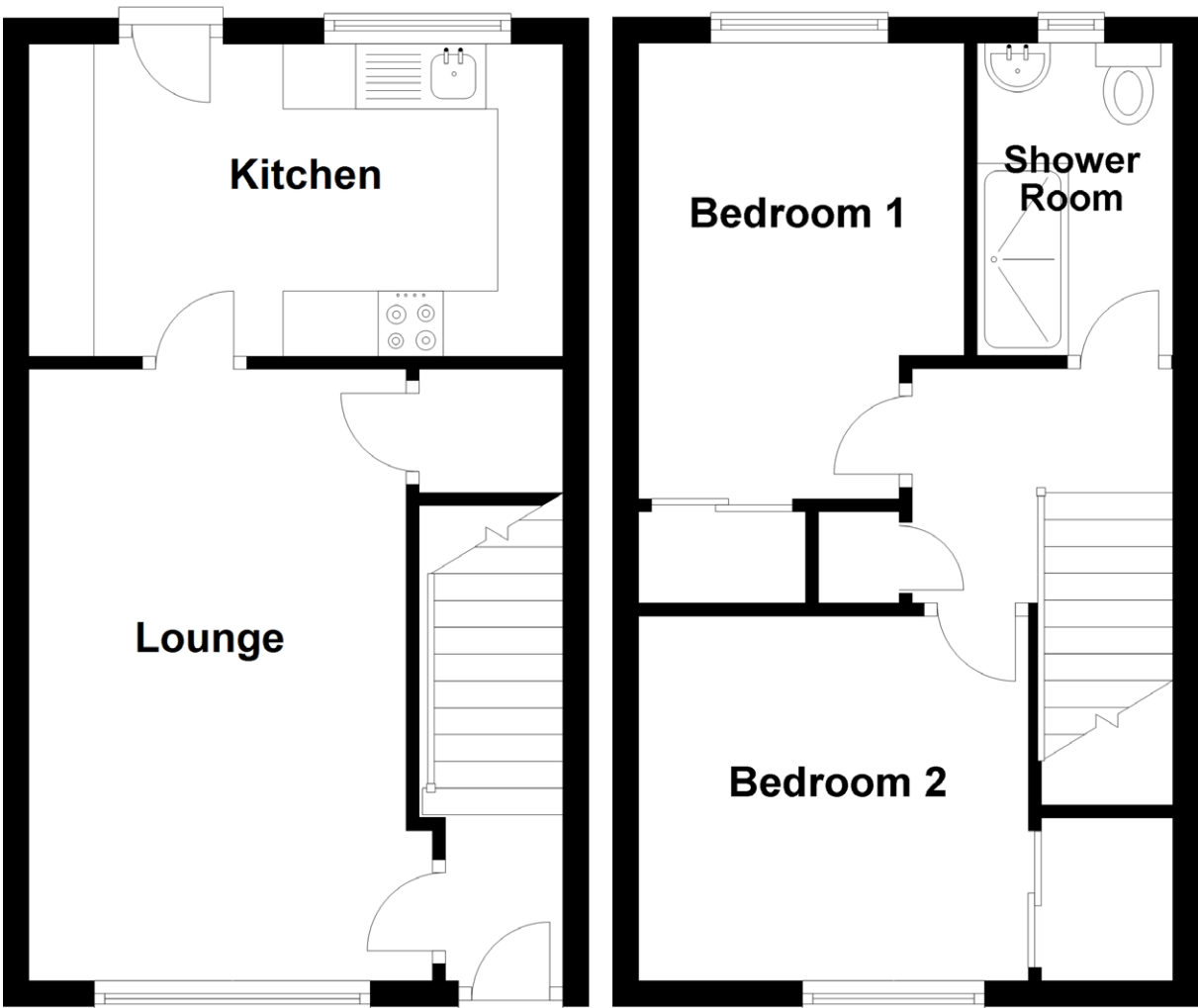
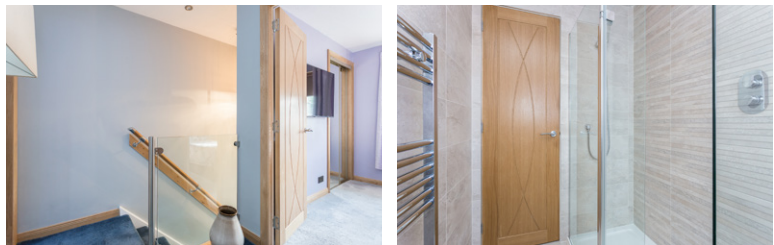


THE PROPERTY

PART EXCHANGE AVAILABLE! Number 62 is a delightful two-bedroom villa with a driveway for two cars, and an attractive garden, in a popular residential area. The front door opens to the hall with the staircase in front and a door to the lounge on the left. The lounge is spacious and bright with carpeted flooring and glazed panel doors. The kitchen has recently been upgraded to a high standard and provides floor and wall units and a bank of full height larder units. Very stylish and really must be seen to be appreciated. The carpeted stairs lead to the upper floor and two double bedrooms, each with built-in storage. The shower room has also recently been upgraded and is contemporary with calming colours and vanity storage. A walk-in shower adds to the comfort and style.

Externally the long drive is capable of parking a motorhome, caravan or up to two cars. The gardens are neatly presented with the rear garden being enclosed and not overlooked. This garden is a delight with a tiered effect to create distinct outdoor entertainment areas.

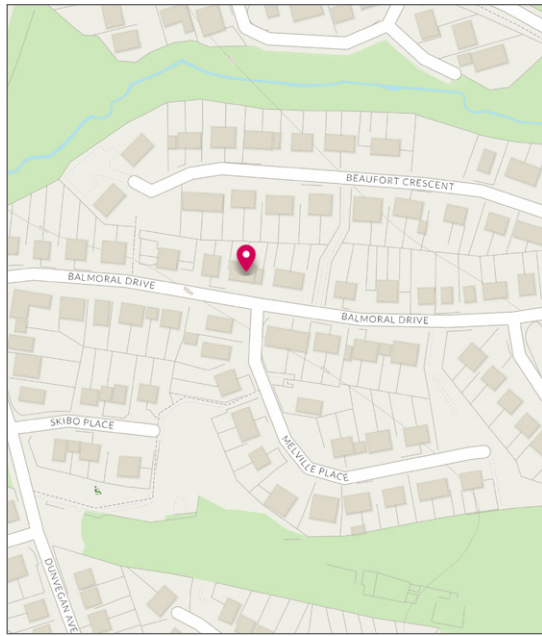




Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 2.90m (9'6")
Kitchen	4.10m (13'5") x 2.40m (7'10")
Bedroom 1	3.50m (11'6") x 2.50m (8'2")
Bedroom 2	3.20m (10'6") x 2.80m (9'2")
Shower Room	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²): 61m²
EPC Rating: C





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