



**McEwan Fraser Legal**

Solicitors & Estate Agents

01592 800 695

28A & B Townsend Place

KIRKCALDY, FIFE, KY1 1HB



Kirkcaldy

FIFE, KY1 1HB

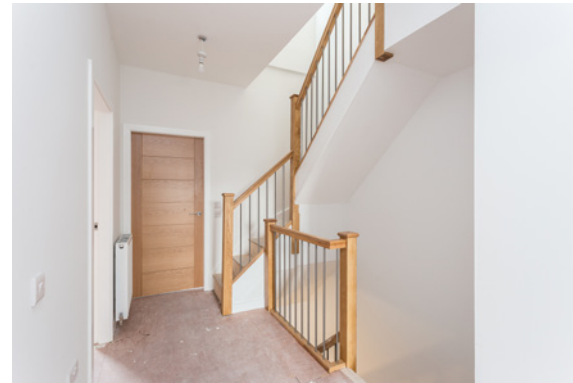
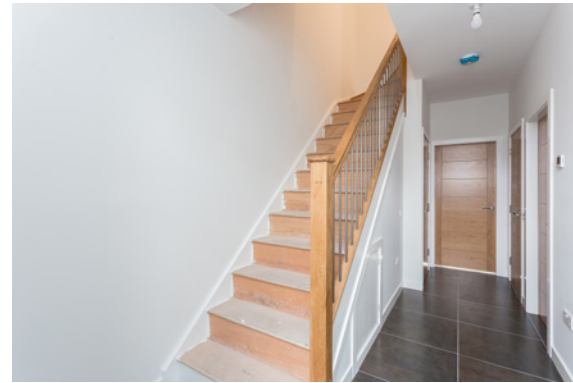
“... provides a wide range of retail, cultural and leisure services ...”

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.

One of the great attractions of Kirkcaldy is its excellent commuter network with the rail station and good arterial connections: Edinburgh (twenty-five miles), Glasgow (forty-six), Dundee (twenty-nine), Perth (thirty-five) and Edinburgh Airport (eighteen) 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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McEwan Fraser Legal is delighted to work in collaboration with Paul Dow Joinery to bring you more exquisite, luxury homes. One of two townhouses, these handsome period facades disguise the contemporary and elegant interiors of these newly finished four-bedroom homes.

Internally the impressive proportions are presented to a high standard with quality fittings and luxury touches. Features include under-floor heating throughout the ground floor, pocket doors to the living space and bi-fold doors to the gardens. The Principle bedrooms include en-suite shower rooms and dressing closets.

The staircase is a fine mix of contemporary oak and brushed steel creating a majestic spine for the building. The kitchens are of a high standard complete with island features, oven, hob, cooker hood, wine fridge, dishwasher, fridge freezer and plinth lighting.

Externally there is a garden to front and back and parking to the back gate.

Your exciting new home awaits you. Call us now to reserve.

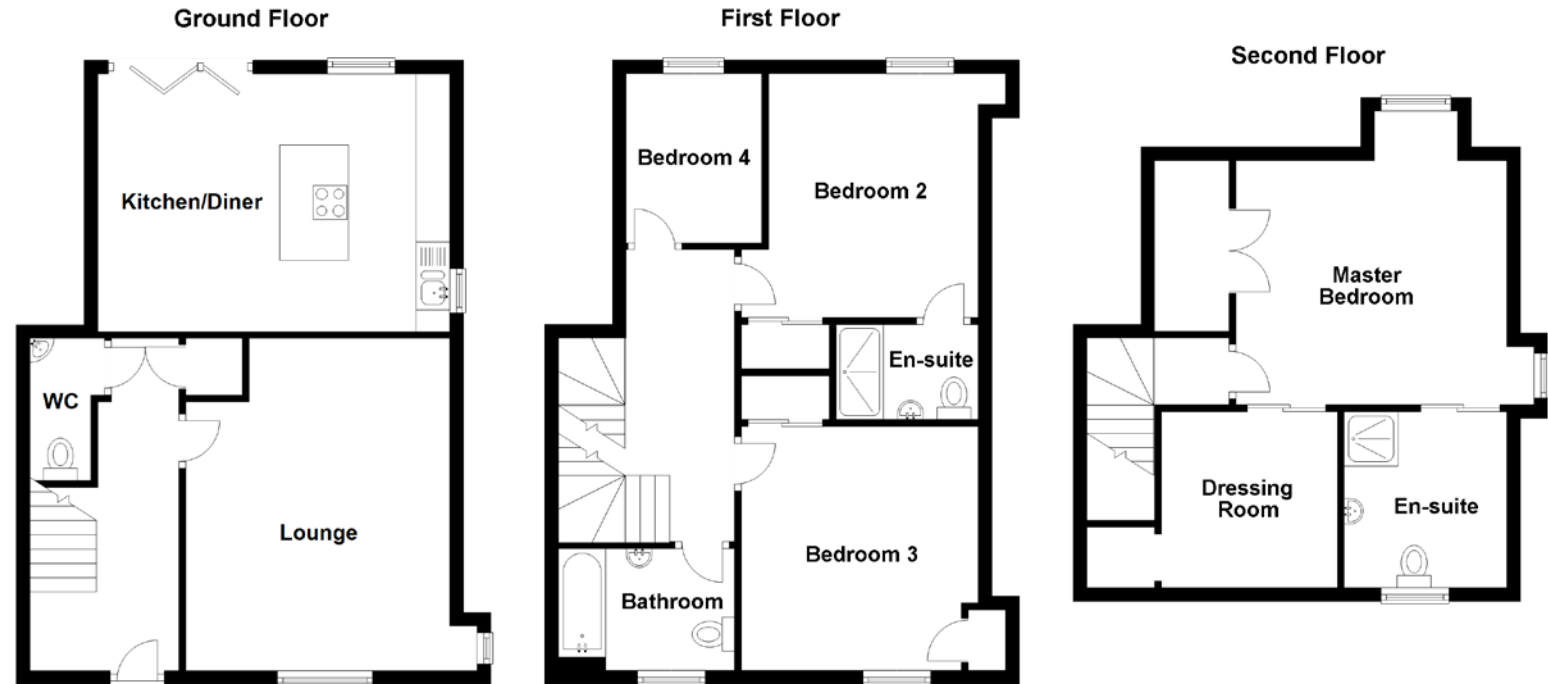


Bedrooms & En-Suites



Bedrooms, En-Suites & Bathroom





28A Townsend Place

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge 4.90m (16'1") x 3.90m (12'10")
 Kitchen/Diner 5.20m (17'1") x 3.80m (12'6")
 WC 2.10m (6'11") x 1.10m (3'7")

First Floor

Bedroom 2 3.60m (11'10") x 3.00m (9'10")

En-suite

Bedroom 3

Bedroom 4

Bathroom

Second Floor

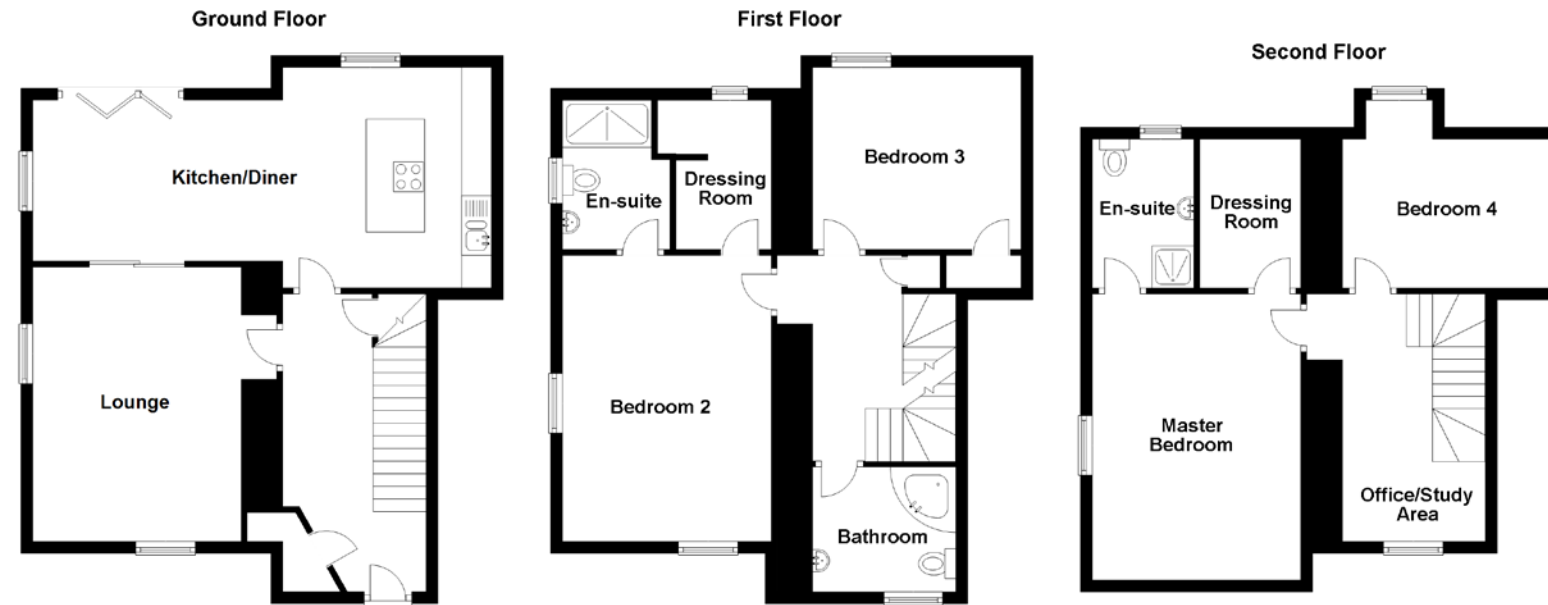
Master Bedroom

En-suite

Dressing Room

2.10m (6'11") x 1.40m (4'7")
 3.60m (11'10") x 3.50m (11'6")
 2.50m (8'2") x 2.00m (6'7")
 2.60m (8'6") x 1.80m (5'11")

4.00m (13'1") x 3.60m (11'10")
 2.60m (8'6") x 2.40m (7'11")
 2.60m (8'6") x 2.50m (8'2")



28B Townsend Place

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge 4.60m (15'1") x 3.50m (11'6")
 Kitchen/Diner 7.70m (25'3") x 3.70m (12'2")

First Floor

Bedroom 2 4.80m (15'9") x 3.50m (11'6")
 En-suite 2.50m (8'2") x 1.80m (5'11")

Dressing Room

Bedroom 3

Bathroom

Second Floor

Master Bedroom

En-suite

Dressing Room

Bedroom 4

2.50m (8'2") x 1.60m (5'3")
 3.60m (11'10") x 3.00m (9'10")
 2.60m (8'6") x 2.10m (6'11")

4.80m (15'9") x 3.50m (11'6")
 2.50m (8'2") x 1.70m (5'7")
 2.50m (8'2") x 1.70m (5'7")
 3.50m (11'6") x 2.50m (8'2")




Solicitors & Estate Agents

Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer