

# 131 Chapelhill

KIRKCALDY, FIFE, KY2 6QA



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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This is a beautifully appointed terraced villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in move-in condition.

Entrance is via the reception hall with stairs leading to the upper level. The lounge is situated to the front of the property with a lovely outlook to the front with a door leading to the dining room. The kitchen is open from the dining room and has access to the rear gardens.

To the upper level, there are two bedrooms with the master benefiting from double wardrobes. The family bathroom completes the accommodation on this level. The attic has been sympathetically converted to offer a large bedroom with ample storage.

The property features gas central heating and double glazing. Off-street parking is provided by private access to the rear of the property and there are well maintained gardens to front and rear. In particular the rear gardens are low maintenance with a secure fence surrounding.

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**Dining Room**





## The Kitchen





**Bedroom 1**





**Bedroom 2**



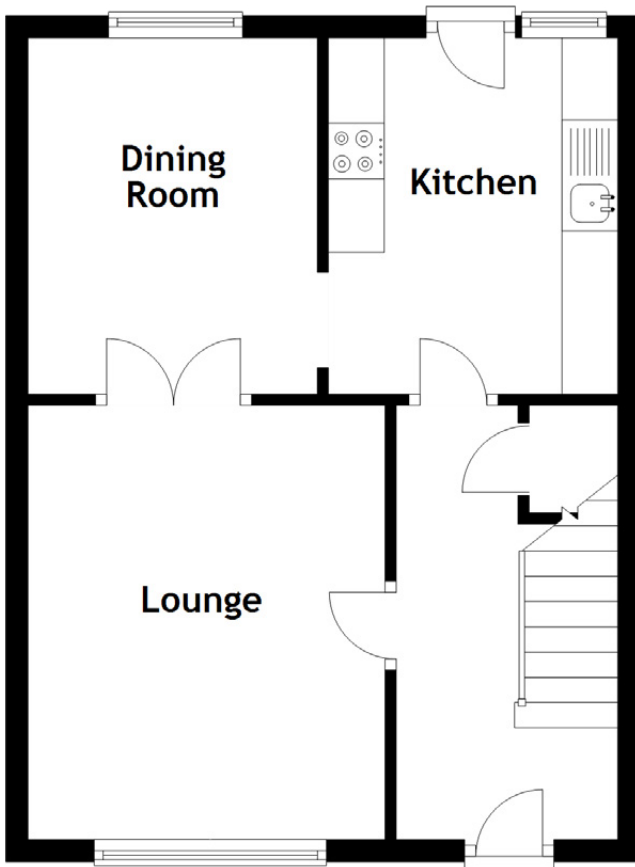
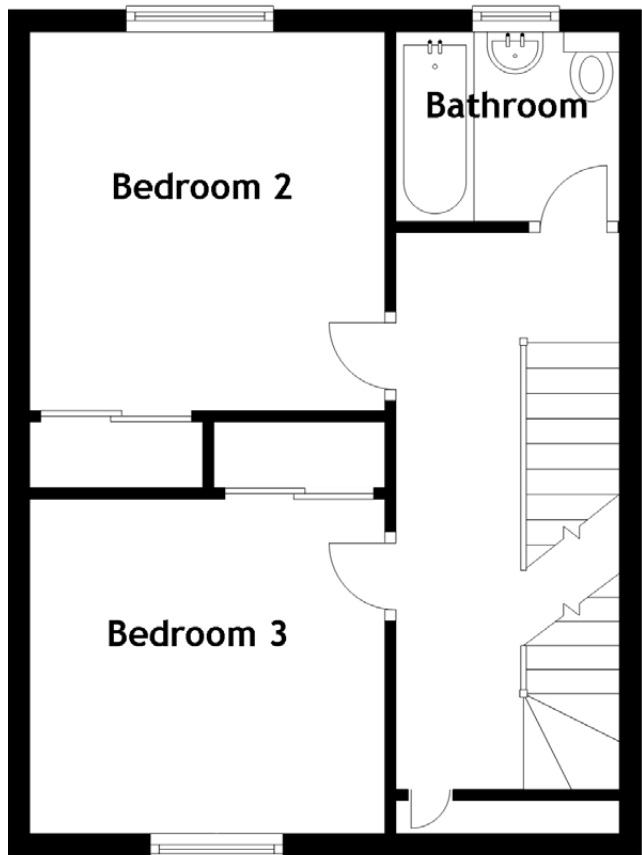
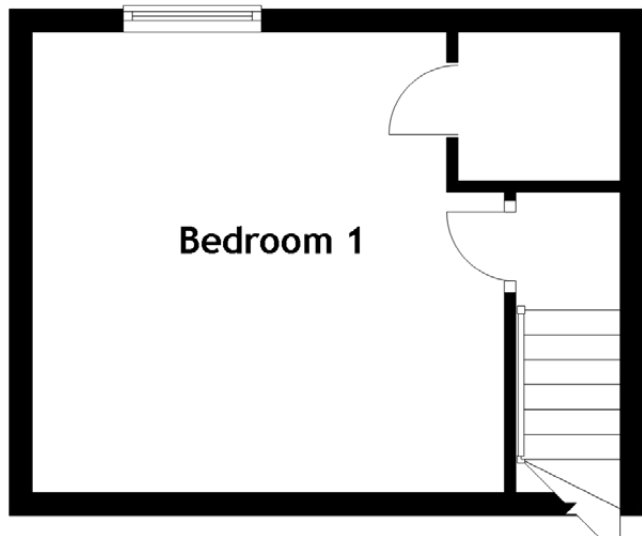


**Bedroom 3**









Approximate Dimensions

(Taken from the widest point)

Lounge	3.90m (12'10") x 3.20m (10'6")	Bathroom	2.00m (6'7") x 1.70m (5'7")
Kitchen	3.20m (10'6") x 2.60m (8'6")		
Dining Room	3.20m (10'6") x 2.60m (8'6")	Gross internal floor area (m <sup>2</sup> ): 96m <sup>2</sup>	
Bedroom 1	4.10m (13'5") x 4.00m (13'1")	EPC Rating: C	
Bedroom 2	3.40m (11'2") x 3.19m (10'5")	Buyer's Premium Value: £2000	
Bedroom 3	3.19m (10'5") x 3.00m (9'10")		



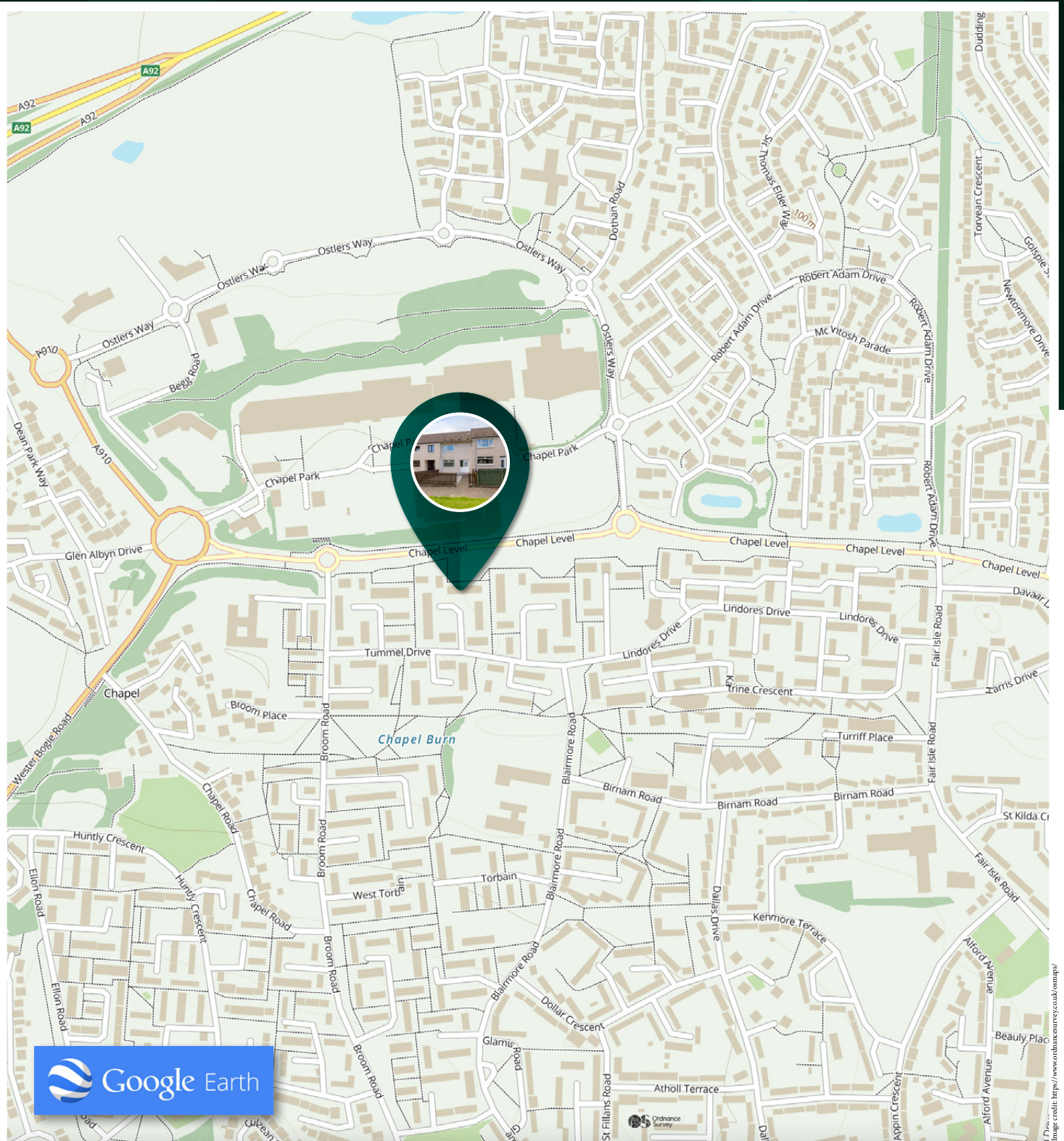


Kirkcaldy is a thriving Fife town to the north of Dunfermline and the Forth Bridges. Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland 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 accessed 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.



# McEwan Fraser Legal

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