




Solicitors & Estate Agents
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5 St. Marys Road
KIRKCALDY, FIFE, KY1 2RQ

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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 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.

We are delighted to offer to the market this superb, five bedroom, detached house with the added bonus of a double garage, situated within a popular residential area. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home. Once

inside, you will be greeted with a first class specification. In more detail, the accommodation comprises; Entrance hallway with stairs leading from the hallway with access to all apartments on this level. The immediately impressive lounge with a large picture window displaying views of the Firth of Forth flooding the room with natural light. A French door leads to the balcony displaying attractive views. The dining room has ample space for a table and six chairs for a more formal dining experience with friends and family. This area is sure to become the 'hub' of the home and the perfect place to unwind.

The kitchen/breakfast area has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. There are five good sized bedrooms all double in size, one of which has a built-in wardrobe, with the master bedroom offering a large en-suite bathroom.

A contemporary fully tiled three-piece family bathroom with overhead shower. There is generous storage found throughout the property and this completes the impressive accommodation internally. There are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway providing off-road parking for two vehicles. The rear garden is fully enclosed and provides a safe environment for animal and children. The high specifications of this family home also benefit from double glazing and gas central heating throughout.



SPECIFICATIONS FLOORPLAN, DIMENSIONS AND MAP

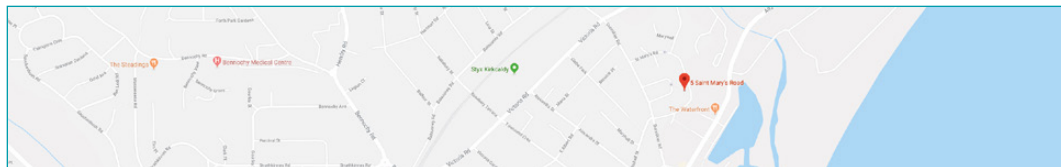


Image credit: <https://www.google.com/maps>

Approximate Dimensions (Taken from the widest point)

Ground Floor

Living Room	6.87m (22'6") x 4.38m (14'4")
Kitchen	4.50m (14'9") x 4.20m (13'9")
Dining Room	4.42m (14'6") x 4.39m (14'5")
Utility Room	3.39m (11'2") x 2.55m (8'4")
Bedroom 1	5.50m (18'1") x 3.50m (11'6")
En-suite	3.40m (11'2") x 2.88m (9'5")
WC	3.40m (11'2") x 1.32m (4'4")

Middle Level

Living Room 2	5.96m (19'7") x 4.34m (14'3")
Bedroom 2	4.66m (15'3") x 4.36m (14'4")
Bedroom 3	4.37m (14'4") x 4.15m (13'7")
Bedroom 4	4.44m (14'7") x 3.74m (12'3")
Bedroom 5	4.64m (15'3") x 3.30m (10'10")
Bathroom	2.95m (9'8") x 2.17m (7'1")
Store Room	3.28m (10'9") x 2.20m (7'3")

Lower Level

Sun Room	5.94m (19'6") x 4.45m (14'7")
Store Room	3.03m (9'11") x 1.67m (5'6")
WC	1.50m (4'11") x 0.70m (2'4")

Gross internal floor area (m²): 320m² EPC Rating: C

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