




McEwan Fraser Legal

Solicitors & Estate Agents

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56A Forth Avenue

KIRKCALDY, FIFE, KY2 5PS



Kirkcaldy

FIFE, KY2 5PS

“... 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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Set in a well-established residential area of the town and close to all amenities, Forth Avenue offers a little gem of a first floor, own door, apartment offering a comfortable home with a new kitchen and shower room.

Located within easy reach of all amenities, this home is ideal for a first-time buyer or investor, or those seeking an elegant smaller residence, and has been carefully maintained and upgraded by the present owner.

The accommodation is accessed via an external staircase to the rear of the building and briefly comprises of a good size lounge with a window to the back garden. The kitchen contains a bank of chic, modern floor and wall units with wrap around worktop making great use of the available space. There is a large bedroom facing the front of the house with a walk-in wardrobe or storage. The new shower room offers a shower enclosure, toilet and a wash hand basin with vanity unit all beautifully presented.

Externally there is a garden to the rear laid to grass alongside a patio area. Ample on-street parking is available to the front of the building.



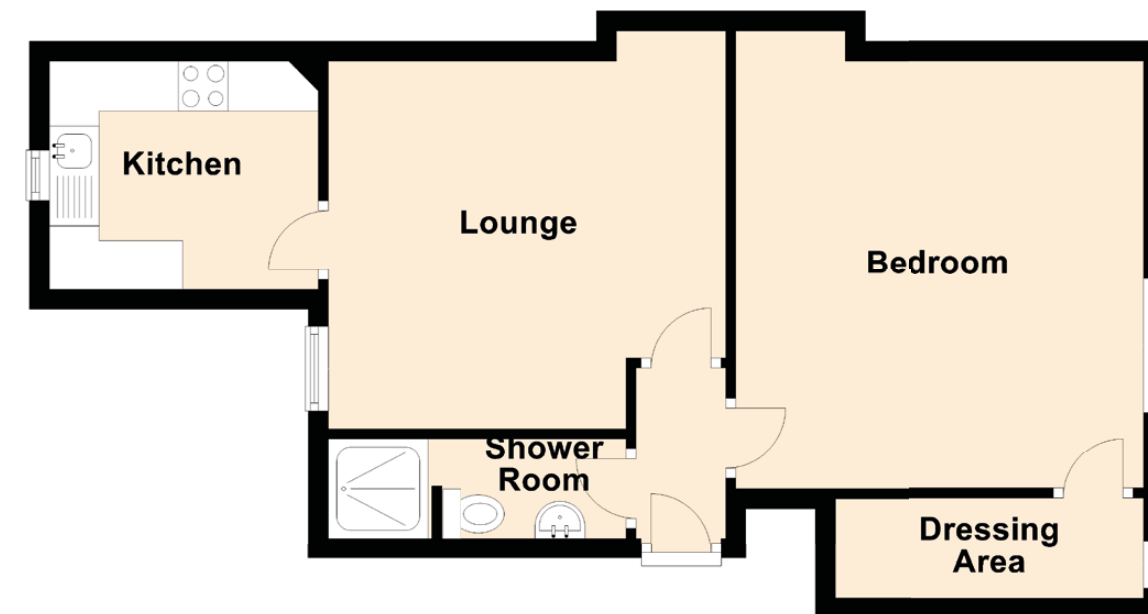
“... a little gem of a first floor, own door, apartment offering a comfortable home ...”



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

“... an elegant smaller residence, and has been carefully maintained and upgraded ...”



Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.70m (12'2")
Kitchen	2.70m (8'10") x 2.30m (7'7")
Bedroom	4.30m (14'1") x 4.10m (13'5")
Dressing Area	3.10m (10'2") x 1.00m (3'3")
Shower Room	3.00m (9'10") x 1.00m (3'3")

Gross internal floor area (m²): 50m²

EPC Rating: E

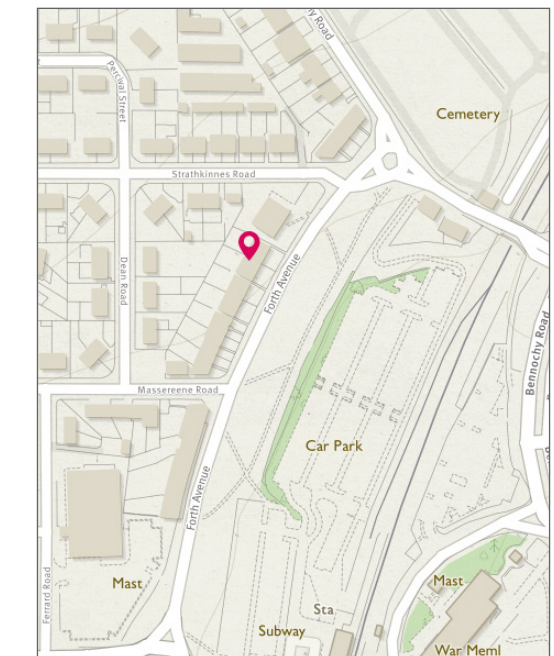


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Text and description
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 Surveyor



Professional photography
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 Photographer



Layout graphics and design
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 Designer