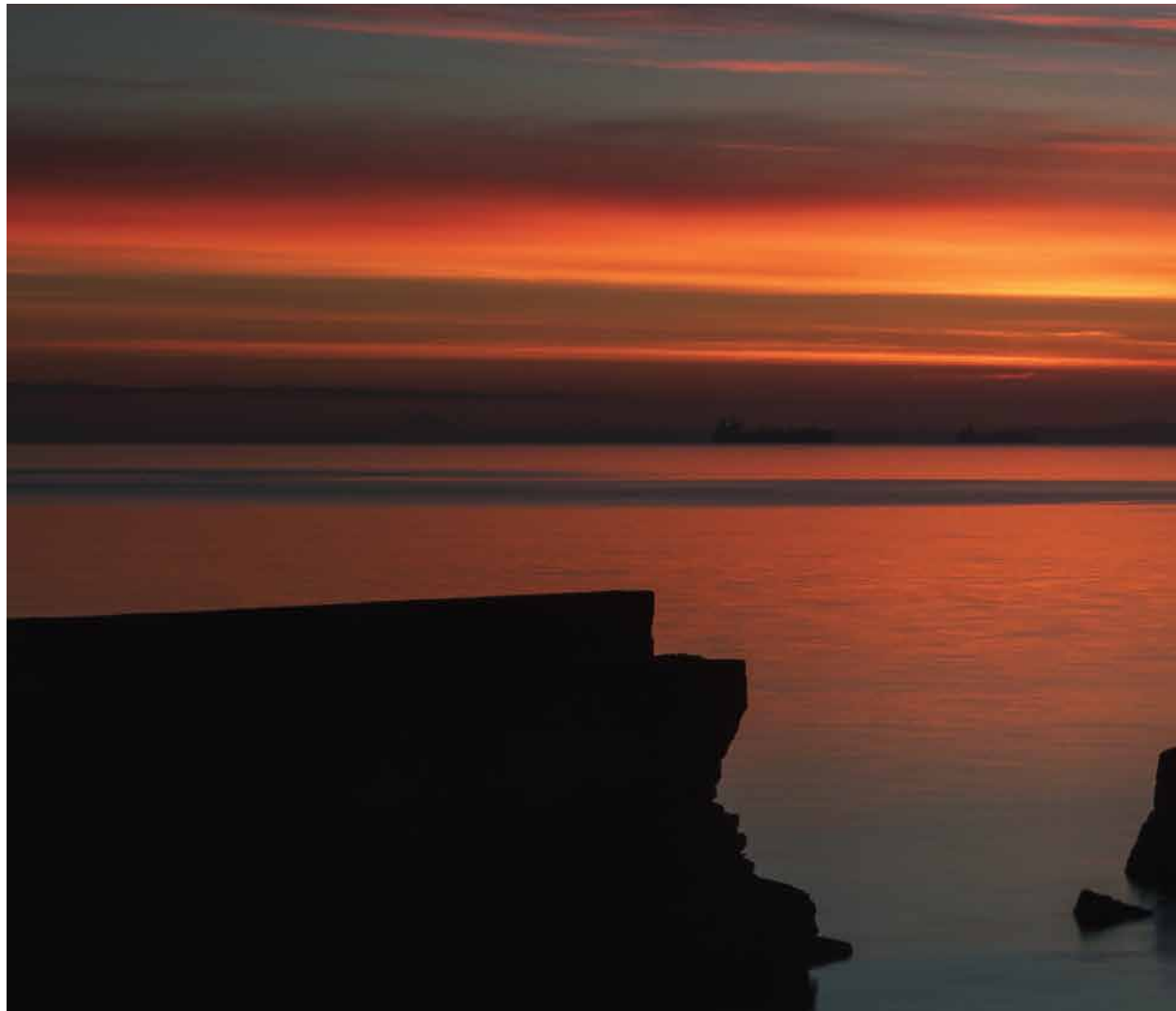




  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01592 800 695

**29 Kingston Road**  
KIRKCALDY, FIFE, KY2 6FE



# THE LOCATION

*Kirkcaldy, Fife*

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.







# THE PROPERTY

*29 Kingston Road*

McEwan Fraser Legal is delighted to market this three-bedroom villa in truly walk-in condition.

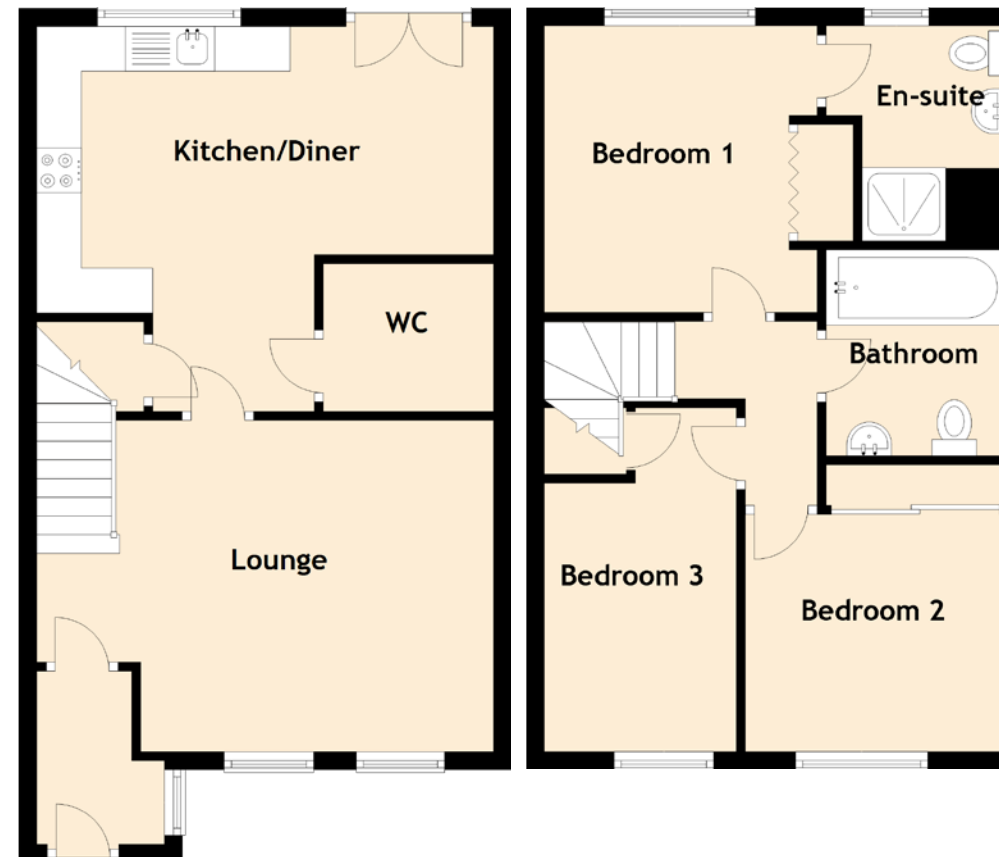
Entrance to the property is through the front door into the hallway which leads to the bright lounge. The spacious lounge is pleasantly located to the front with a feature window looking out to the front gardens. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and French doors leading to the rear south-east facing garden, also on this level there is a handy WC.

The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious good sized bedrooms on this level with the master offering a stylish en-suite. This completes the accommodation on offer.

The property further benefits from double glazing, gas central heating and a large driveway leading to the single detached garage. This is a must-see to appreciate the accommodation on offer.

"..this three-bedroom villa in truly walk-in condition..."





## THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.70m (12'2")
Kitchen/Diner	5.10m (16'9") x 4.30m (14'1")
WC	1.90m (6'3") x 1.65m (5'5")
Bedroom 1	3.20m (10'6") x 3.05m (10')
En-suite	2.40m (7'10") x 1.60m (5'3")
Bedroom 2	2.90m (9'6") x 2.65m (8'8")
Bedroom 3	3.95m (13') x 2.05m (6'9")
Bathroom	2.55m (8'4") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.







# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JAY STEIN**  
 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer