

# 64 Craigmount

KIRKCALDY, KY2 6NZ



*Wonderful three bedroom house in a popular residential location*



01592 800 695



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Part Exchange Available. We are delighted to bring to the market this striking three-bedroom, semi-detached villa in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

# THE LOUNGE



Internally the accommodation is in immaculate decorative order, briefly consisting of an entrance hallway and a lounge with a large window letting in an abundance of light. The dining room has space for a table and six chairs for more formal dining with french doors leading out to the secluded gardens.



# THE DINING ROOM





# THE KITCHEN



The modern and bright kitchen has an integrated electric hob/oven with an extractor fan and access to the rear garden through the rear door.







Upstairs there are three good size bedrooms which include the impressive master bedroom with storage as well as a very attractive shower room. There is ample storage throughout the upper floor.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# THE SHOWER ROOM





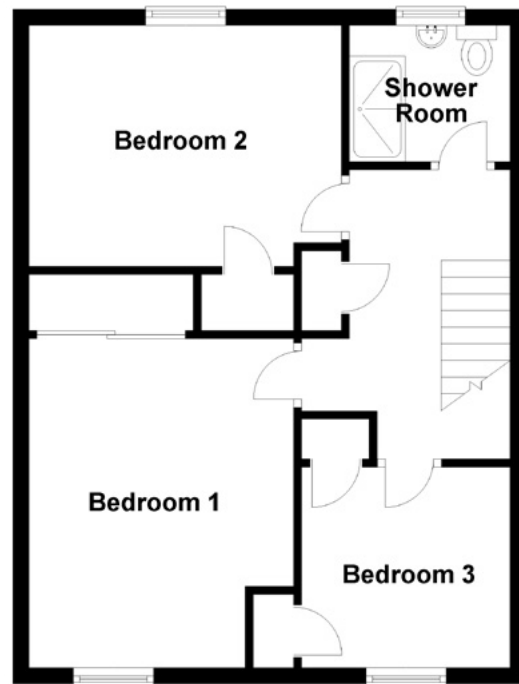
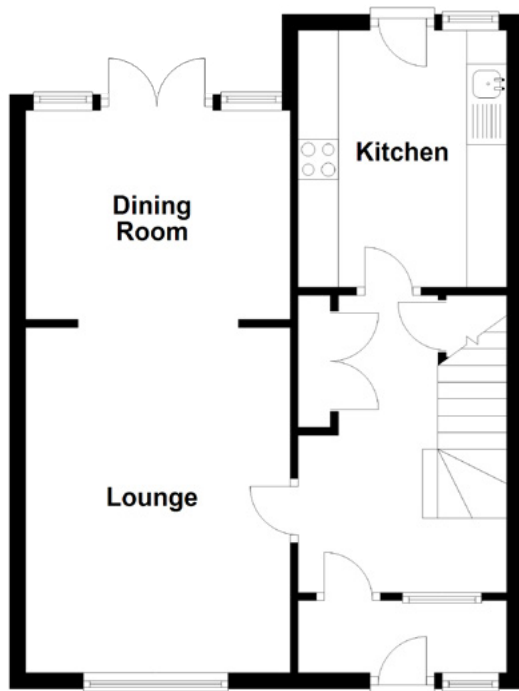
The property is set within good sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include a large wooden shed. This property also benefits from gas central heating, full double glazing, more than adequate unrestricted on-street parking to accommodate for visitors.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



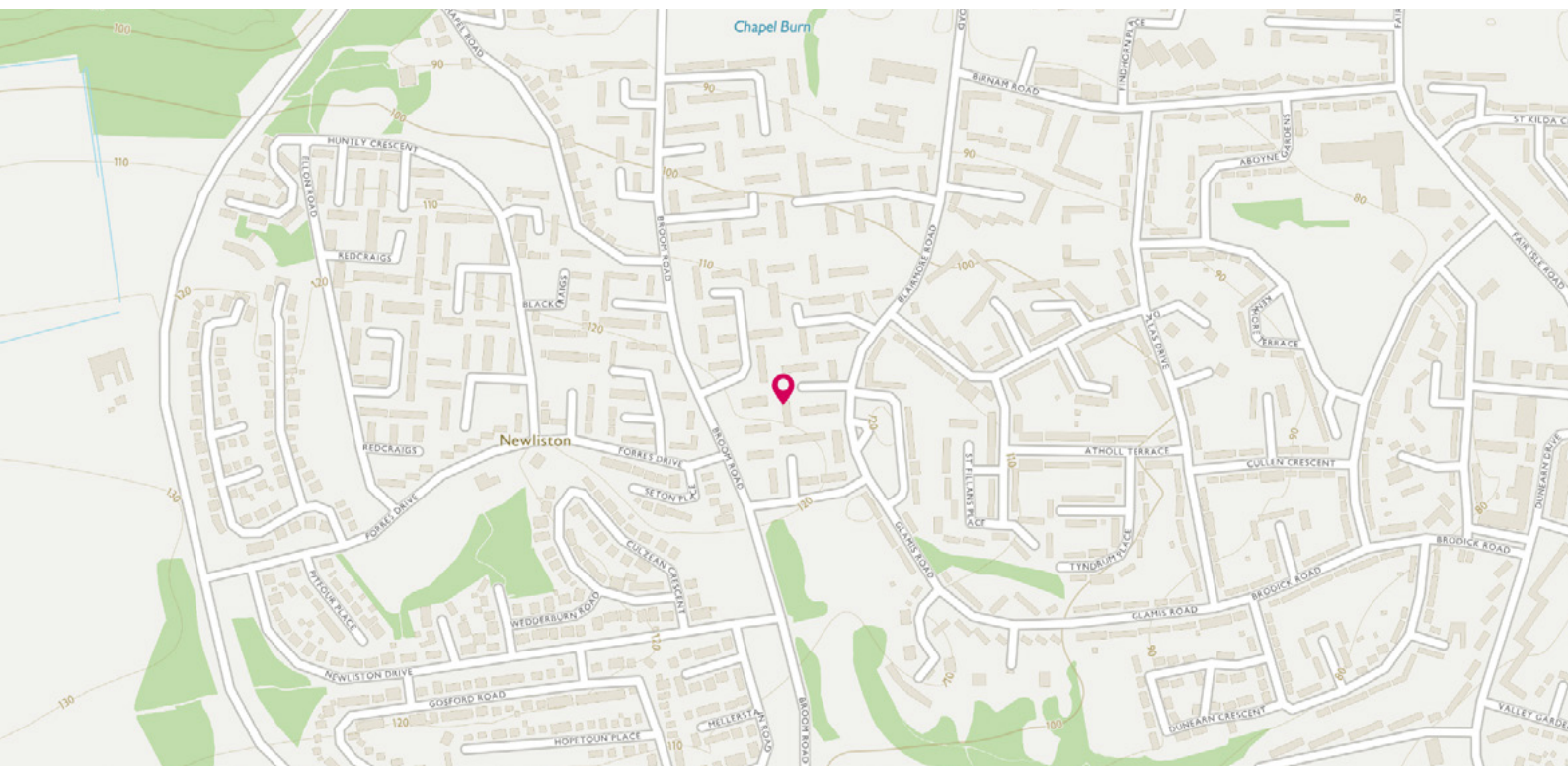
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.30m (10'10")
Dining Room	3.30m (10'10") x 2.60m (8'6")
Kitchen	3.20m (10'6") x 2.60m (8'6")
Bedroom 1	4.10m (13'5") x 3.30m (10'10")
Bedroom 2	3.90m (12'9") x 3.00m (9'10")

Bedroom 3	2.60m (8'6") x 2.50m (8'2")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>  
EPC Rating: C

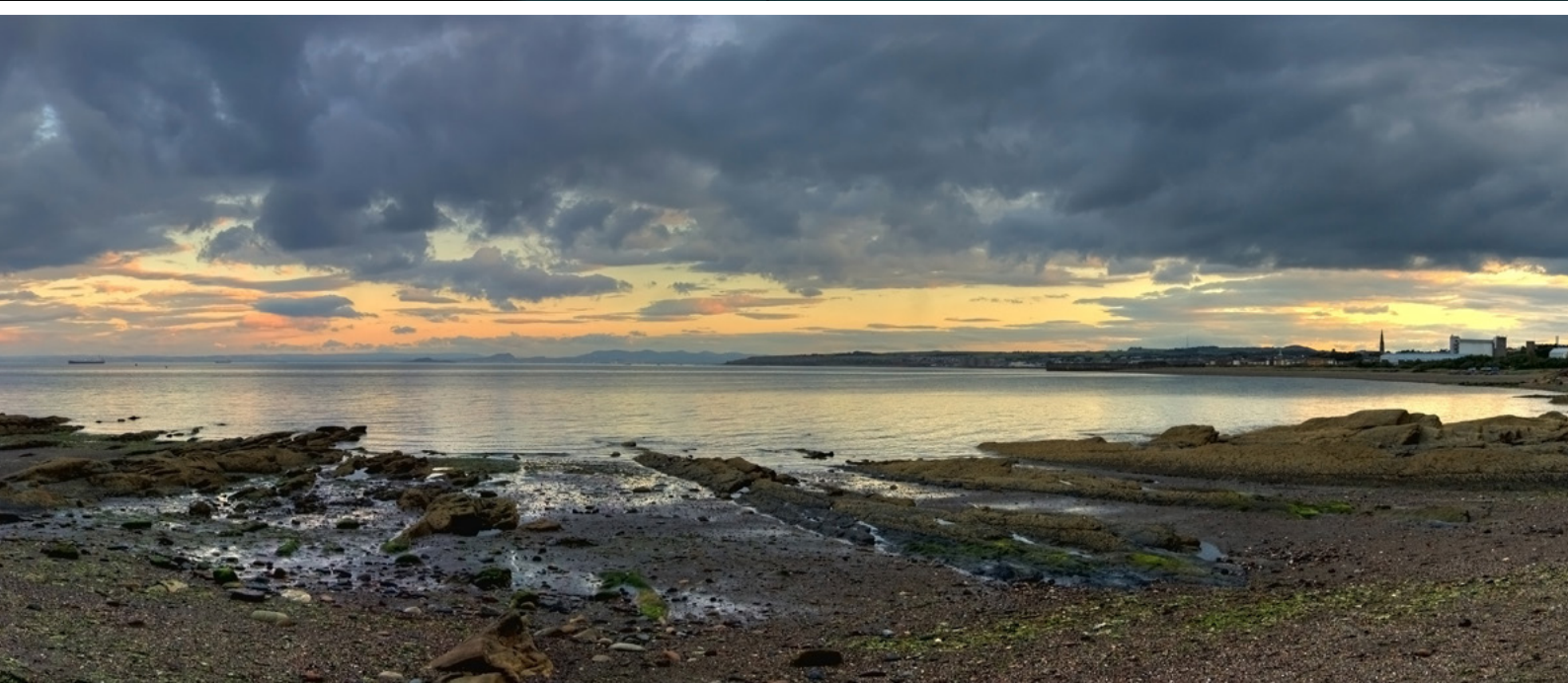
Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.





# THE LOCATION

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 on the High Street, along with independent shops, and the large retail Park. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with a rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

For those who enjoy the outdoors; Dunnikier Park 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.



**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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