

# 2A James Grove

KIRKCALDY, FIFE, KY1 1TN



*ELEGANT PROPORTIONS IN THIS DOUBLE  
FRONTED AND DETACHED FAMILY HOME*



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McEwan Fraser Legal is delighted to present to the market this desirable period property. Good commuter links for this handsome Victorian double fronted bungalow that sits nicely within a sought after location on the south-western periphery of Kirkcaldy town centre and with good access to the railway station and all amenities within a few minutes walk.

Internally the impressive proportions are presented to a high standard. The lounge is located to the front of the property and features a traditional recessed inglenook with a feature fireplace and stained glass window. The bay window adds to the Victorian drama but this is softened by the contemporary touches of carpeted flooring and decorated in soft colours. The dining kitchen is without doubt the star of the show. Modern gloss cabinets create a sleek contemporary style with an island and banks of storage yet still plenty of room for a dining table and chairs. The conservatory sits off the kitchen leading the eye towards the garden. This capacious ground floor also delivers two bedrooms, the family bathroom and excellent storage. A staircase rises to the first floor replete with two further bedrooms and the shower room.

This home of distinction offers superb sea views and externally, there are gardens to the front and to the rear and also offers a garage. If life is a Journey, this home must surely be one of the destination points!

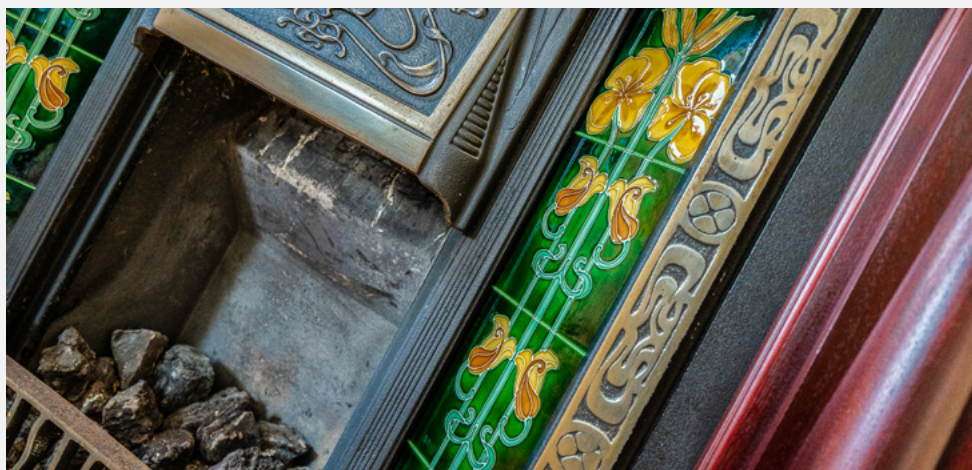
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# The Lounge









# Kitchen/Diner







**Conservatory**





# Bedroom 1







**Bedroom 2**







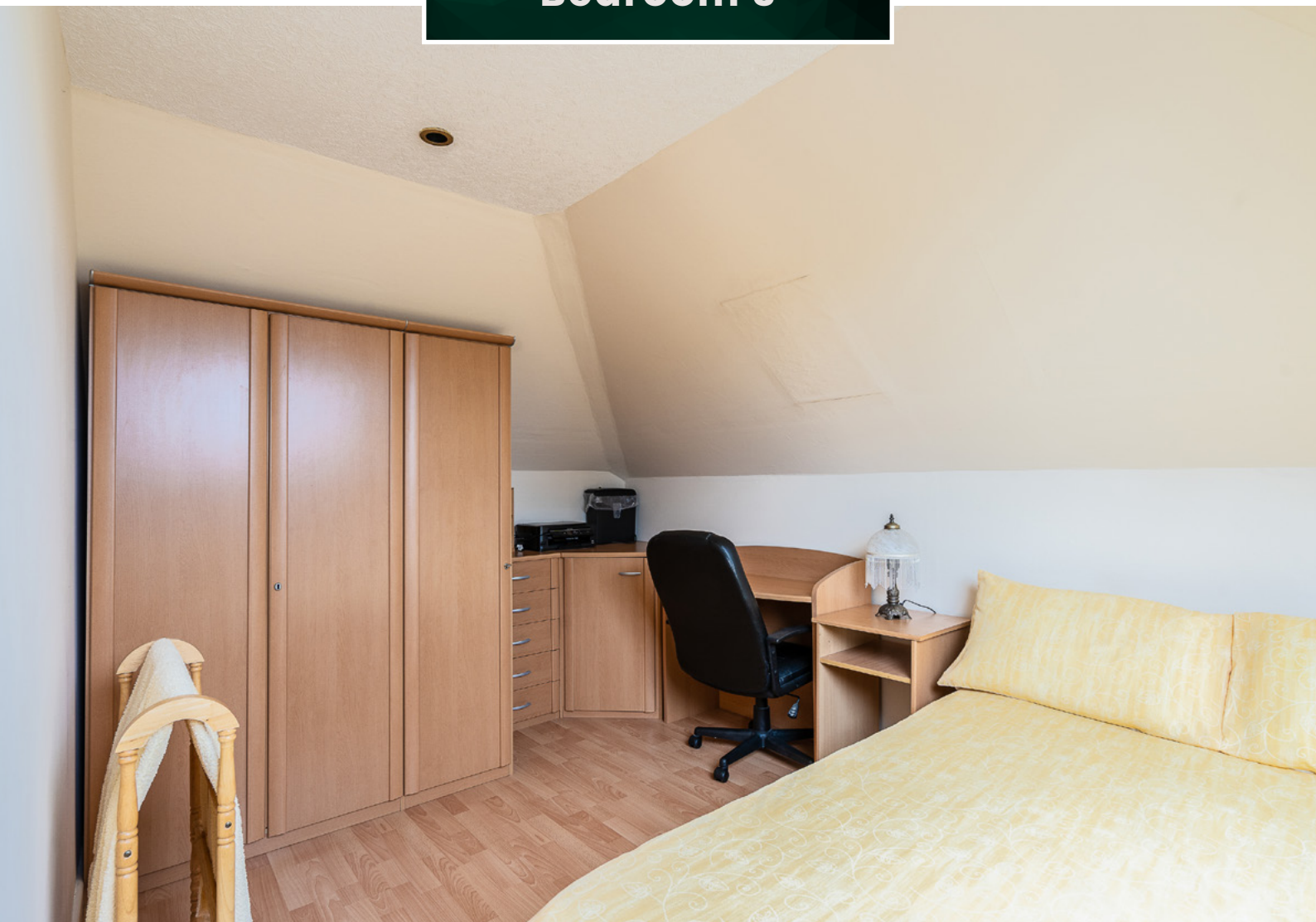
## The Bathroom







**Bedroom 3**







**Bedroom 4**



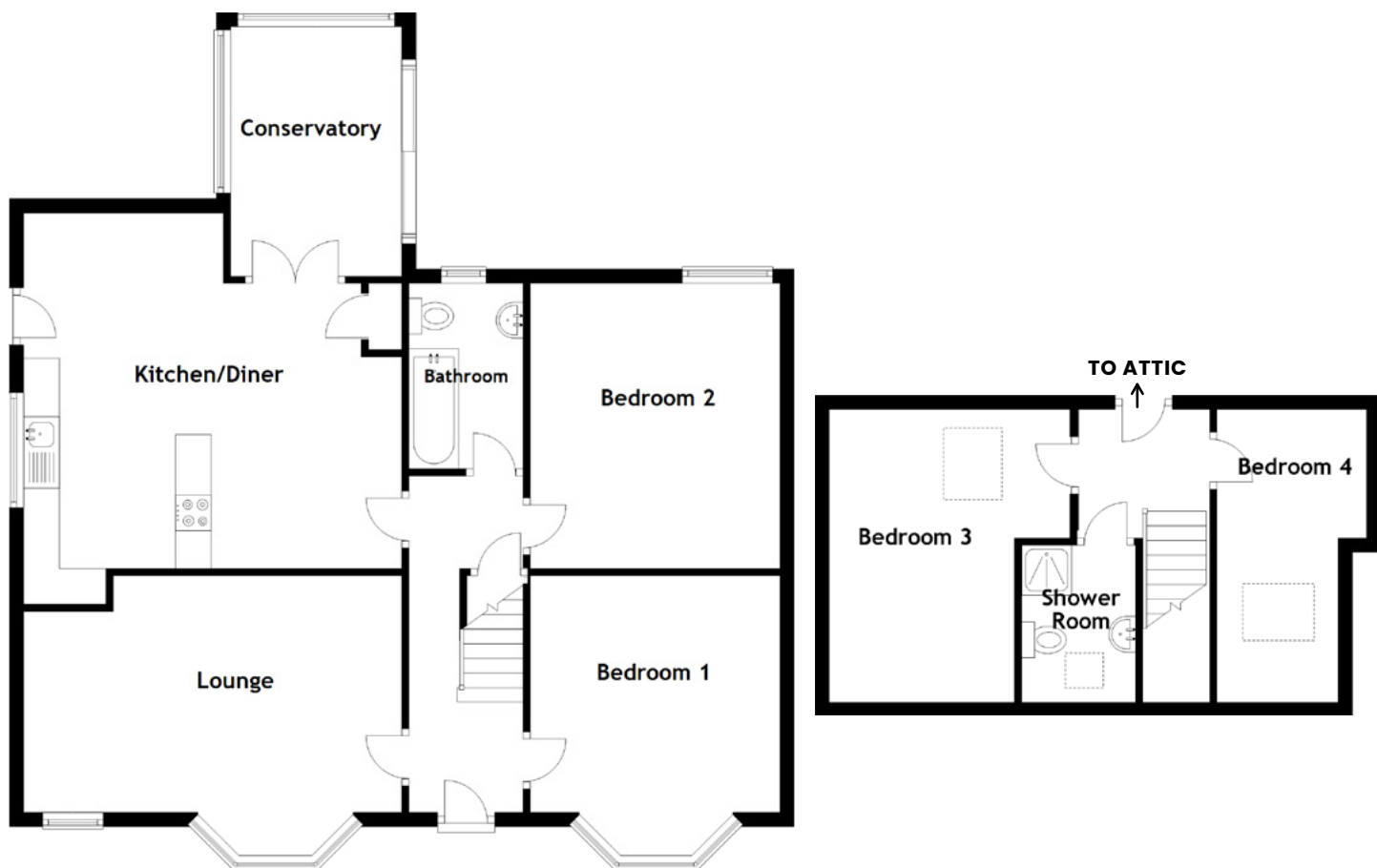




**Shower Room**







### Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.40m (17'9") x 5.10m (16'9")
Lounge	5.30m (17'5") x 4.00m (13'1")
Conservatory	3.50m (11'6") x 2.40m (7'10")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Bathroom	2.60m (8'6") x 1.60m (5'3")
Bedroom 3	4.10m (13'5") x 3.40m (11'2")
Bedroom 4	4.10m (13'5") x 2.10m (6'11")
Shower Room	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup>

EPC Rating: D









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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.

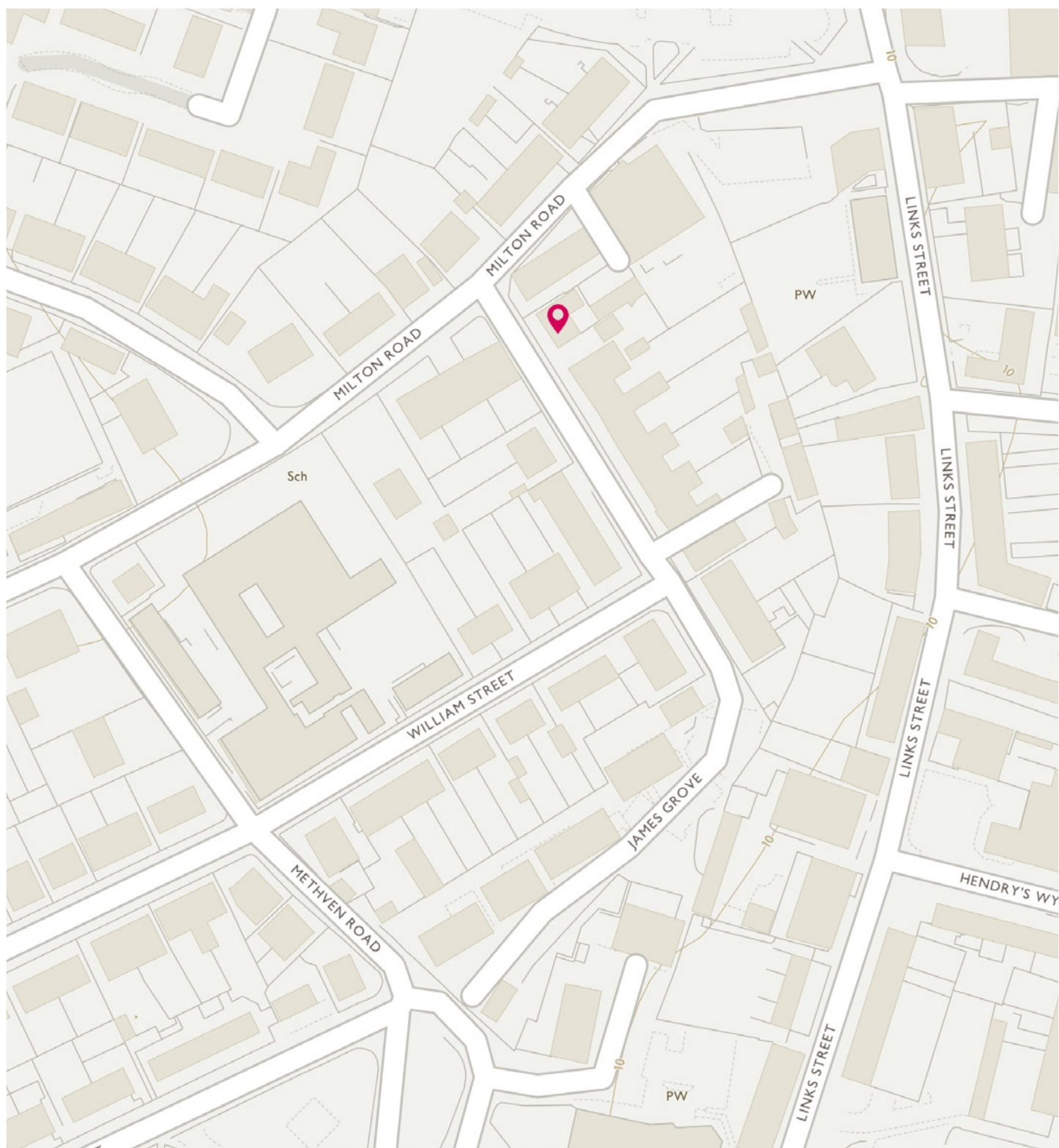
A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network including a railway 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.

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