

22 Viewforth Street

KIRCALDY, KY1 3DQ



Stylish and stunning mid-terraced villa with three bedrooms and two public rooms. Beautifully presented and in a true walk-in condition.



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McEwan Fraser Legal is delighted to present this stunning mid-terraced villa is being offered in true walk-in condition and is beautifully presented throughout.

THE LOUNGE



The home boasts a spacious lounge and a versatile dining room/ family room, both designed for comfort and style. The modern and sleek kitchen is perfect for culinary enthusiasts, while the family bathroom is elegantly appointed.

THE DINING ROOM



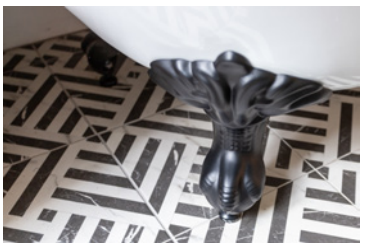
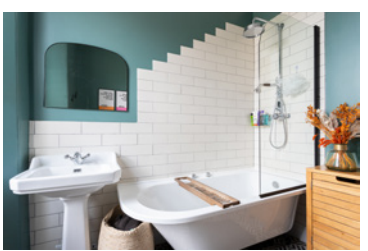
THE KITCHEN





On the upper floor, you will find three generously sized bedrooms, each providing ample space and an abundance of storage options.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



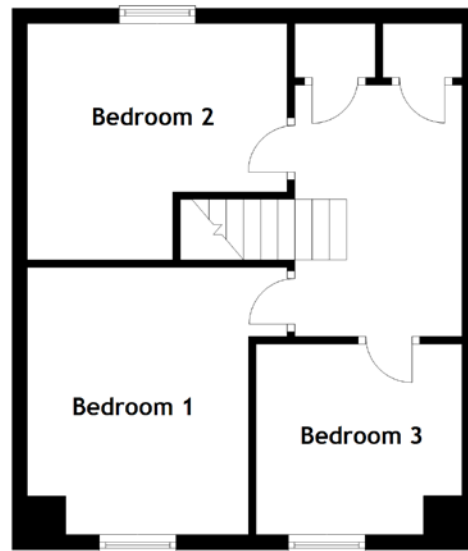
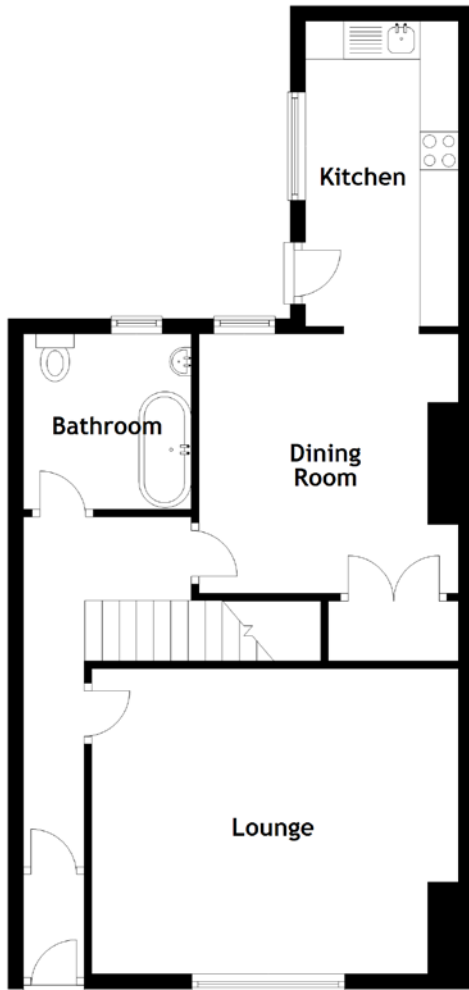
The small garden at the front of the property is neat and tidy, adding to the home's charming curb appeal. The rear garden is truly a delight, enclosed by stone walls and featuring a stylish mix of Indian stone patio, lush lawn, and a deck area, creating a perfect outdoor haven for relaxation and entertainment. A shed in the garden provides additional storage space.

This property is a rare find and an excellent opportunity for those seeking a beautifully maintained and move-in-ready home. Act quickly to make this delightful villa your own.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

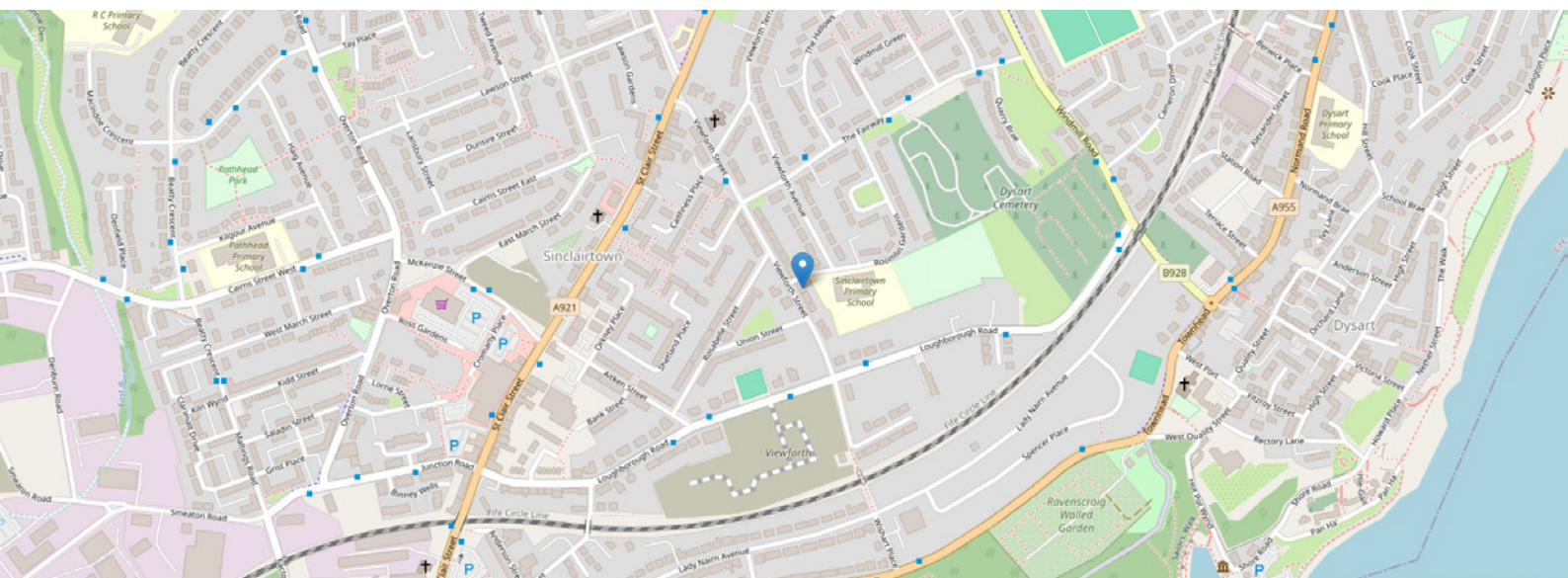


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.00m (13'1")
Dining Room	3.40m (11'2") x 3.40m (11'2")
Kitchen	4.00m (13'1") x 2.00m (6'7")
Bathroom	2.30m (7'7") x 2.20m (7'2")

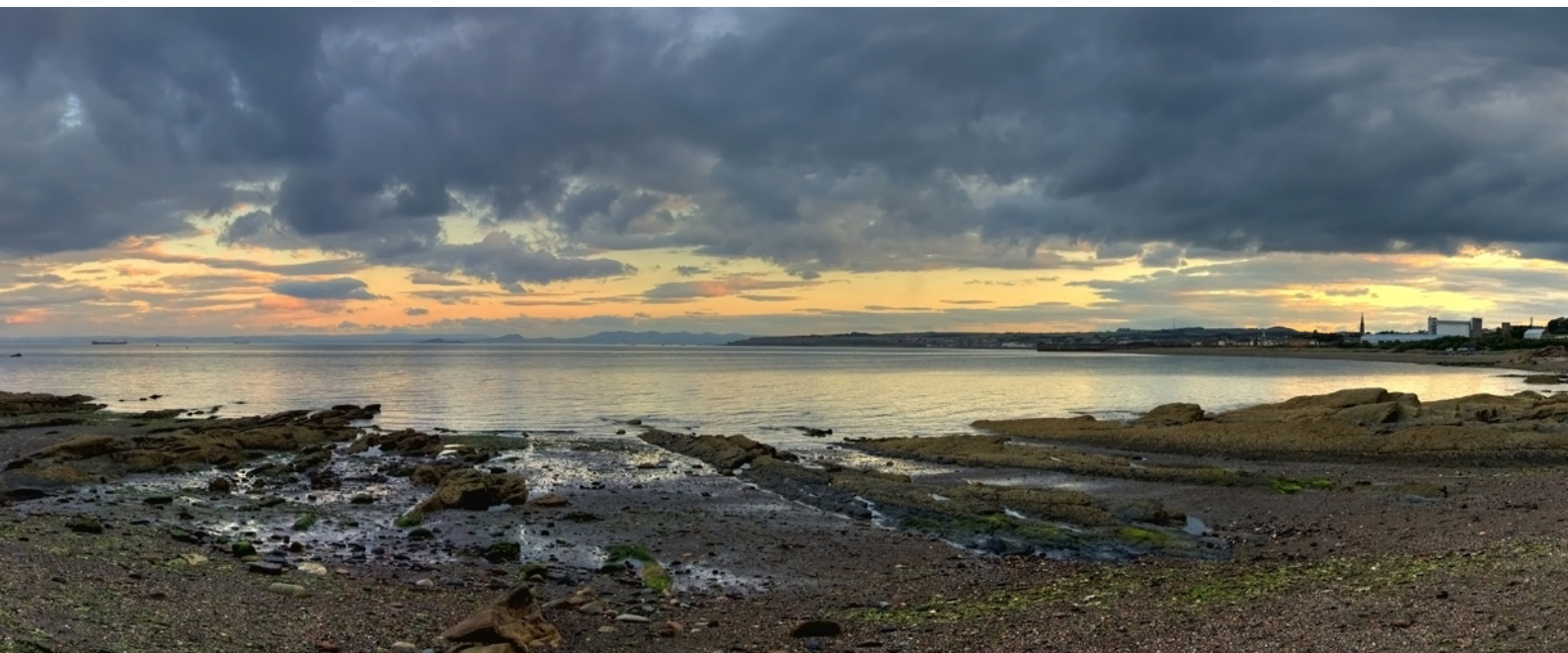
Bedroom 1	3.50m (11'6") x 2.00m (6'7")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")
Bedroom 3	2.70m (8'10") x 2.50m (8'2")

Gross internal floor area (m²): 96m²
EPC Rating: E



THE LOCATION

Kirkcaldy, a bustling town on the stunning Fife coastline, offers an ideal blend of rich history, modern amenities, and natural beauty. This vibrant town, renowned for its historic links to the linen industry, boasts an array of attractions and conveniences, making it a fantastic place to call home. Residents enjoy a wide range of amenities, including excellent shopping options, a variety of dining experiences, and a thriving arts scene centred around the Adam Smith Theatre. Kirkcaldy also hosts one of Scotland's longest-running street fairs, the Links Market, drawing visitors from near and far.





For families, Kirkcaldy offers a selection of highly regarded schools, numerous parks, and recreational facilities. Beveridge Park, with its picturesque lake, gardens, and play areas, is a local favourite. The town's coastline provides stunning views and walking paths, perfect for leisurely strolls or invigorating runs.

Transport links are exceptional, with the town's railway station offering regular services to Edinburgh, Dundee, and beyond. The A92 also provides quick and easy access to major road networks, making commuting straightforward and convenient.

Kirkcaldy's combination of coastal charm, historical significance, and modern conveniences make it an attractive choice for those looking to enjoy a balanced and enriching lifestyle. This home, situated in the heart of Kirkcaldy, places you within easy reach of all the town has to offer, ensuring a comfortable and enjoyable living experience.



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