

31 TOWNSEND CRESCENT

KIRKCALDY, FIFE, KY1 1DN



McEwan Fraser Legal
Solicitors & Estate Agents



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A THRIVING FIFE COASTAL TOWN
TO THE NORTH OF DUNFERMLINE
AND THE FORTH BRIDGES

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 coastal town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has proven popular with families as a place with something for all whether it is museum or theatre, café culture or coastal walks. 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 railway 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 are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.





31 TOWNSEND CRESCENT

No. 31 is a prestigious family house, presented to an exacting specification with high-quality period finishes throughout and with family living very much in mind. This unique home in the centre of Kirkcaldy offers a myriad of rooms that provide interesting and elegant areas filled with natural light for living, entertaining, playing and working from home. The property offers well-presented accommodation on two main floors and has all the attributes you would expect within an Arts and Crafts style property built in around 1896.

The Main entrance doors open to the vestibule and on into the hall with wood flooring. The staircase rising majestically from the centre of the hall adds to the charm. The internal spaces are airy, welcoming and abundant in natural light.

The ground floor offers a drawing room and formal dining room each feature a fireplace and bay windows. These are bright, spacious and airy rooms with fresh décor. The family room, bedroom five and a guest cloakroom are also located near the side door. A few steps down

takes one to the kitchen and the utility room which overlooks the rear of the property and the garage which is currently utilised as a home gymnasium.

The stunning staircase splits at the half landing with a bedroom and shower room. On the upper level, the exquisite master bedroom suite is particularly notable with en-suite facilities and elegant proportions. There are two further bedrooms, an additional shower room and the original family bathroom. The family bathroom is a period delight with large bath and wash-hand basin in a mint green colour reminiscent of the 1930's glamour.

Externally, there are three entrances suitable for cars offering gravel laid drive with parking for numerous vehicles, a detached garage, and walled private gardens with lawns and seating areas.

This superb, impressive home has been meticulously maintained and, rarely offered to the market, offers excellent accommodation by today's expectations.



PRESENTED TO AN EXACTING SPECIFICATION WITH HIGH-QUALITY PERIOD FINISHES THROUGHOUT



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BRIGHT, SPACIOUS AND AIRY
ROOMS WITH FRESH DÉCOR



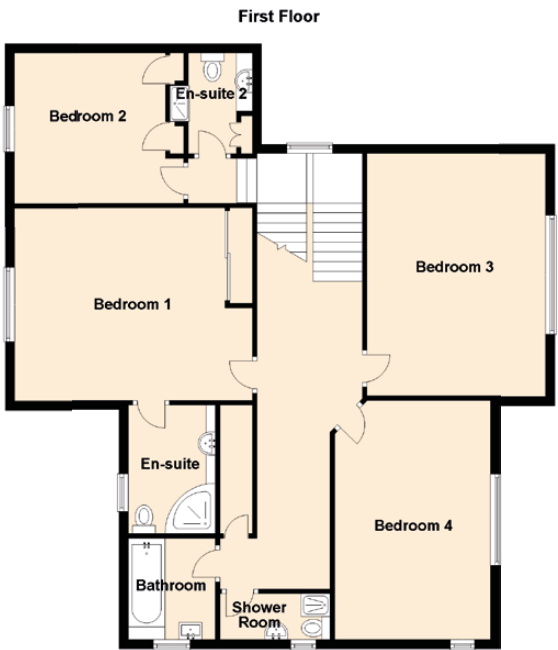






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A PERIOD DELIGHT WITH LARGE BATH AND WASH-HAND
BASIN IN A MINT GREEN COLOUR REMINISCENT OF
THE 1930’S GLAMOUR

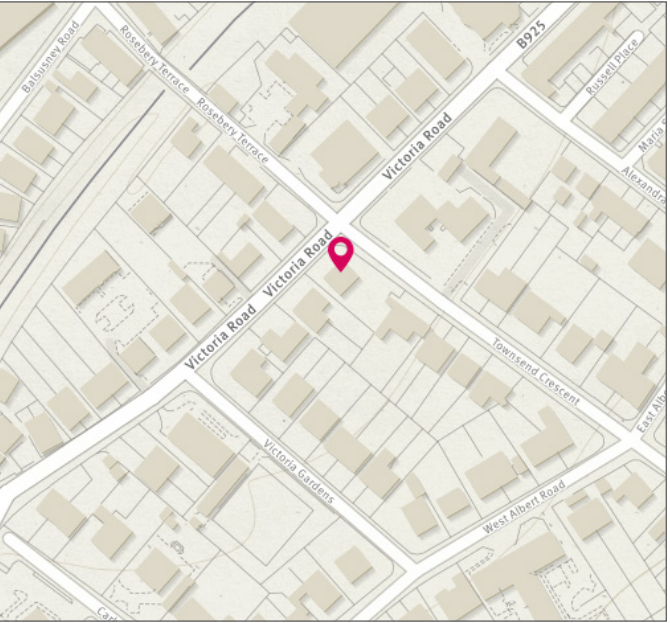
SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	6.80m (22'4") x 4.10m (13'5")
Sitting Room	3.50m (11'6") x 3.30m (10'10")
Dining Room	5.20m (17'1") x 5.10m (16'9")
Kitchen	5.70m (18'8") x 3.30m (10'10")
Utility	2.40m (7'10") x 1.70m (5'7")
Bedroom 1	5.30m (17'5") x 4.10m (13'5")
En-suite	2.80m (9'2") x 1.80m (5'11")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
En-suite 2	2.40m (7'10") x 1.40m (4'7")
Bedroom 3	5.30m (17'5") x 3.90m (12'10")
Bedroom 4	5.20m (17'1") x 3.40m (11'2")
Bedroom 5	3.40m (11'2") x 3.20m (10'6")
Bathroom	2.20m (7'3") x 2.00m (6'7")
Shower Room	2.40m (7'10") x 1.00m (3'3")

Gross internal floor area (m²): 263m² | EPC Rating: F






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**Part
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