



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**7 Seafield Crescent**

KIRKCALDY, FIFE, KY1 1PQ





## THE PROPERTY

McEwan Fraser Legal are delighted to bring to market 7 Seafeld Crescent, a spacious and beautifully presented executive detached villa forming part of an exclusive small development in the sought after location of Kirkcaldy.

This superb property boasts four bedrooms (master with en-suite facilities), sitting room, a beautiful lounge and separate dining room with a stunning kitchen and the potential to convert the double integrated garage into another public room, or a home office.

Entered via the impressive hallway with a feature staircase made from oak, the ground floor accommodation flows well and is ideal for modern family living.



The lounge is located to the front of the property with large window flooding the room with light.











The kitchen is an area which could be used as an informal dining area, is flooded with natural light and overlooks the rear garden. Off the kitchen is a well-equipped utility room with a large store and external access. There is also a useful cloakroom and WC on this level.







An impressively turned stair rises to a well-proportioned first-floor landing where you will discover a large dual aspect sitting room with French doors leading to a Juliet balcony.





The bedroom accommodation is accessed at the top level. There are four double bedrooms, with the master benefiting from en-suite shower facilities. All four bedrooms have the advantage of built-in storage with the master bedroom having particularly extensive wardrobe space. In addition, there is a lovely family bathroom serving bedrooms three and four.







Externally the property is surrounded by well-maintained gardens with paving. There is ample off-street parking provision for several vehicles in addition to a large integral double garage with access to the main house.









## Approximate Dimensions

(Taken from the widest point)

### GROUND FLOOR

Lounge	5.30m (17'5") x 3.80m (12'6")
Dining Room	4.20m (13'9") x 3.30m (10'10")
Kitchen	3.80m (12'6") x 3.60m (11'10")
Utility	2.60m (8'6") x 1.90m (6'3")
Games Room	4.80m (15'9") x 3.70m (12'2")
Garage	4.80m (15'9") x 2.90m (9'6")
WC	1.60m (5'3") x 1.40m (4'7")

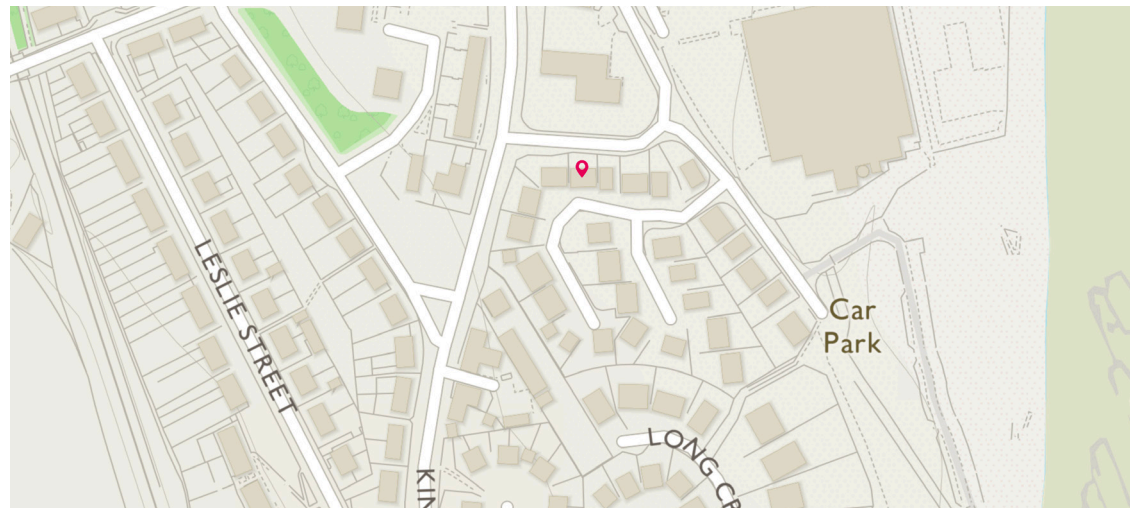
### FIRST FLOOR

Sitting Room	6.60m (21'8") x 4.80m (15'9")
Bedroom 1	3.30m (10'10") x 2.00m (6'7")
En-suite	2.10m (6'11") x 1.40m (4'7")
Bedroom 2	4.30m (14'1") x 3.10m (10'2")
Bedroom 3	3.30m (10'10") x 2.80m (9'2")
Bedroom 4	3.90m (12'10") x 3.20m (10'6")
Bathroom	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 175m<sup>2</sup>

EPC Rating: C

## THE DETAILS





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.



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