



  
Solicitors & Estate Agents  
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73 Beatty Crescent

KIRKCALDY, FIFE, KY1 2HS



# KIRKCALDY

FIFE, KY1 2HS

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 with 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 which 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.





# 73 BEATTY CRESCENT

KIRKCALDY, FIFE, KY1 2HS

*“... IMMACULATE, WELL  
EQUIPPED TWO BEDROOM  
FIRST FLOOR FLAT ...”*

McEwan Fraser Legal is delighted to introduce this immaculate, well equipped two bedroom first floor flat in a block of four. The flat has undergone a period of re-decoration and is in move-in condition with new carpets and fresh décor.

Conveniently located for all local amenities and just a short drive from retail and recreation opportunities. Beatty Crescent is a popular residential area of the town offering an excellent opportunity to young, growing families as well as those looking to downsize. The lounge is modern and bright with tones of grey. A window to the front of the property ensures a light-infused room. The kitchen is well-stocked with floor and wall units with space for a washing machine and tumble dryer. The bathroom benefits from a three-piece, white suite, with a shower over the bath. Two double bedrooms complete the accommodation. This home is ready to walk into.

Externally there is a private garden to the rear and a shared access path to the side. This is an ideal started home, investment property or for someone seeking to downsize.







KITCHEN





## BEDROOMS







BATHROOM



# SPECIFICATIONS & DETAILS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.60m (11'10")
Kitchen	3.70m (12'2") x 3.50m (11'6")
Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup> | EPC Rating: C

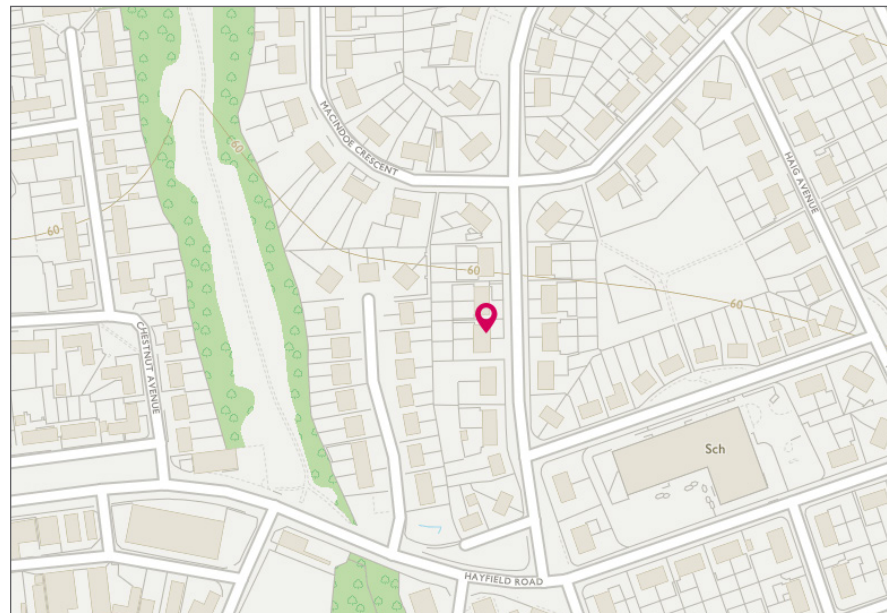


Image credit: <https://www.outline-survey.co.uk/compare/>





# McEwan Fraser Legal

Solicitors & Estate Agents

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Part  
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Text and description  
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 Photographer



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