



Superb finish, inside and outside, this two-bedroom home will delight even the most discerning of buyers



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PART EXCHANGE IS AVAILABLE. Number 18 is a delightful two bedroom semi-detached villa with a really attractive garden in a popular residential area. A drive to the side of the house provides off road parking for a couple of cars.

THE LOUNGE



The front door sports a porch /vestibule into this immaculate home. The lounge is spacious and bright with modern finishings. This room is open plan to the stairs and offers ample room for a small dining table.

THE KITCHEN



The dining kitchen provides floor and wall units with contrasting worktops and plenty of space for a breakfast table.



The stairs lead to the upper floor and two double bedrooms. The bathroom is contemporary with calming colours and a white three-piece suite.

BEDROOM 1



BEDROOM 2



THE BATHROOM

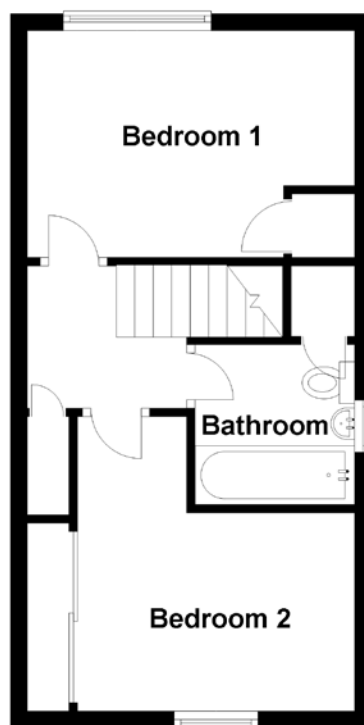
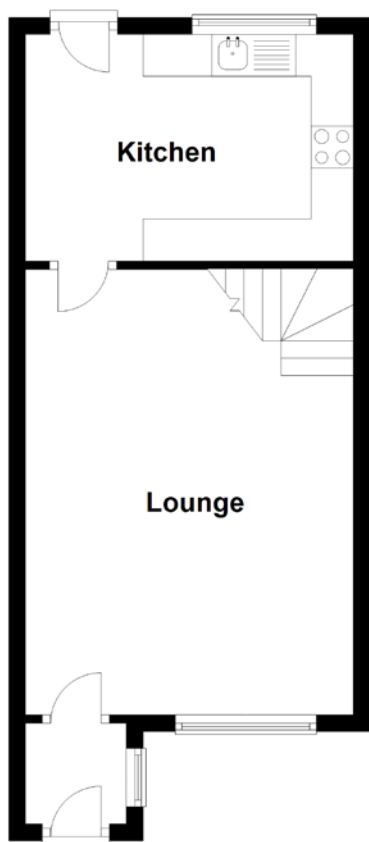


Externally the garden is beautifully presented and boasts a large outdoor entertaining space with a loggia on top of composite decking (minimum maintenance) including wall heaters for the more chilly days. A summer- house sits opposite, a perfect spot for a hot tub perhaps, or conversion to a home office. This home is ready to walk straight into, be quick.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

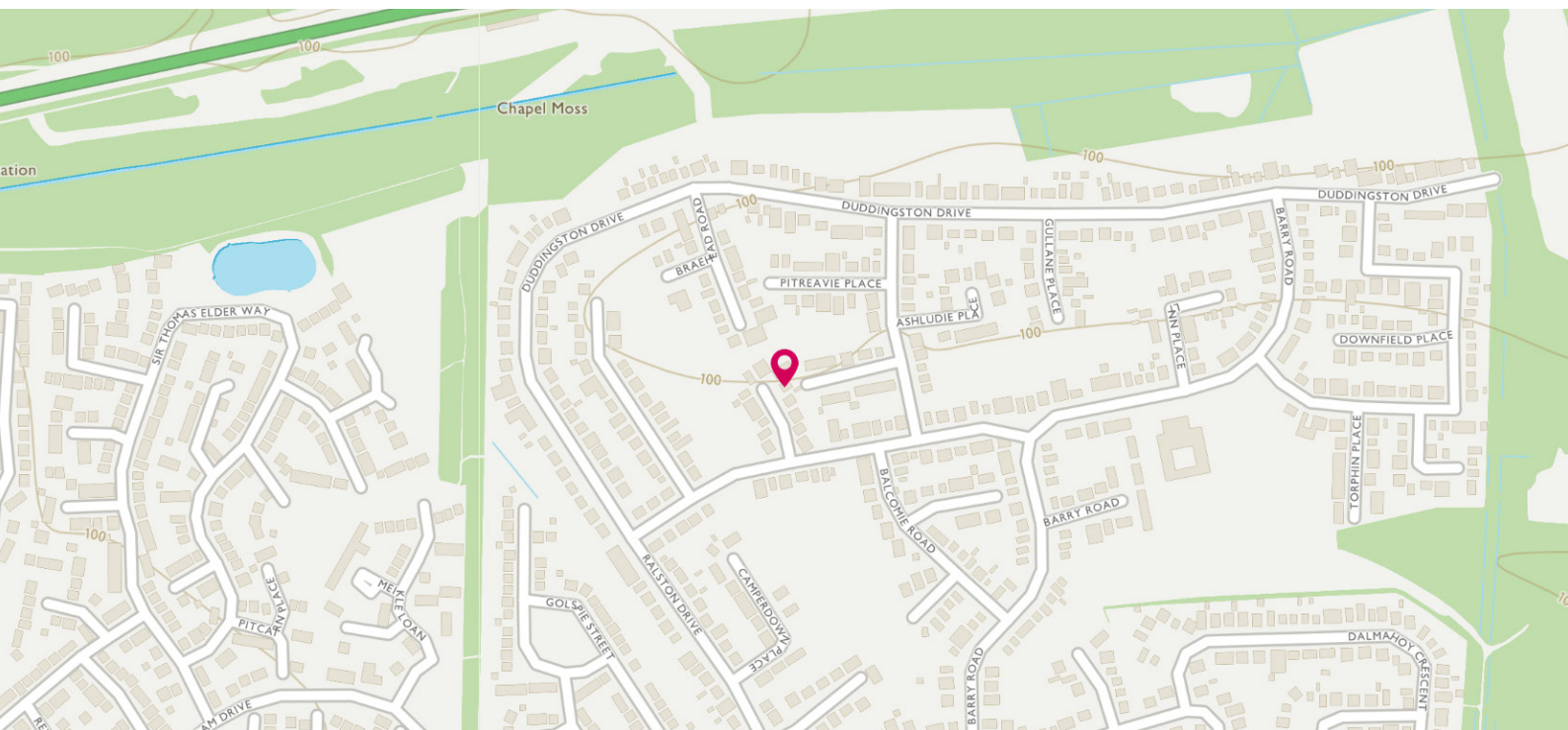


Approximate Dimensions (Taken from the widest point)

Lounge 5.30m (17'5") x 3.90m (12'10")
 Kitchen 3.90m (12'10") x 2.70m (8'10")
 Bedroom 1 4.00m (13'1") x 2.70m (8'10")

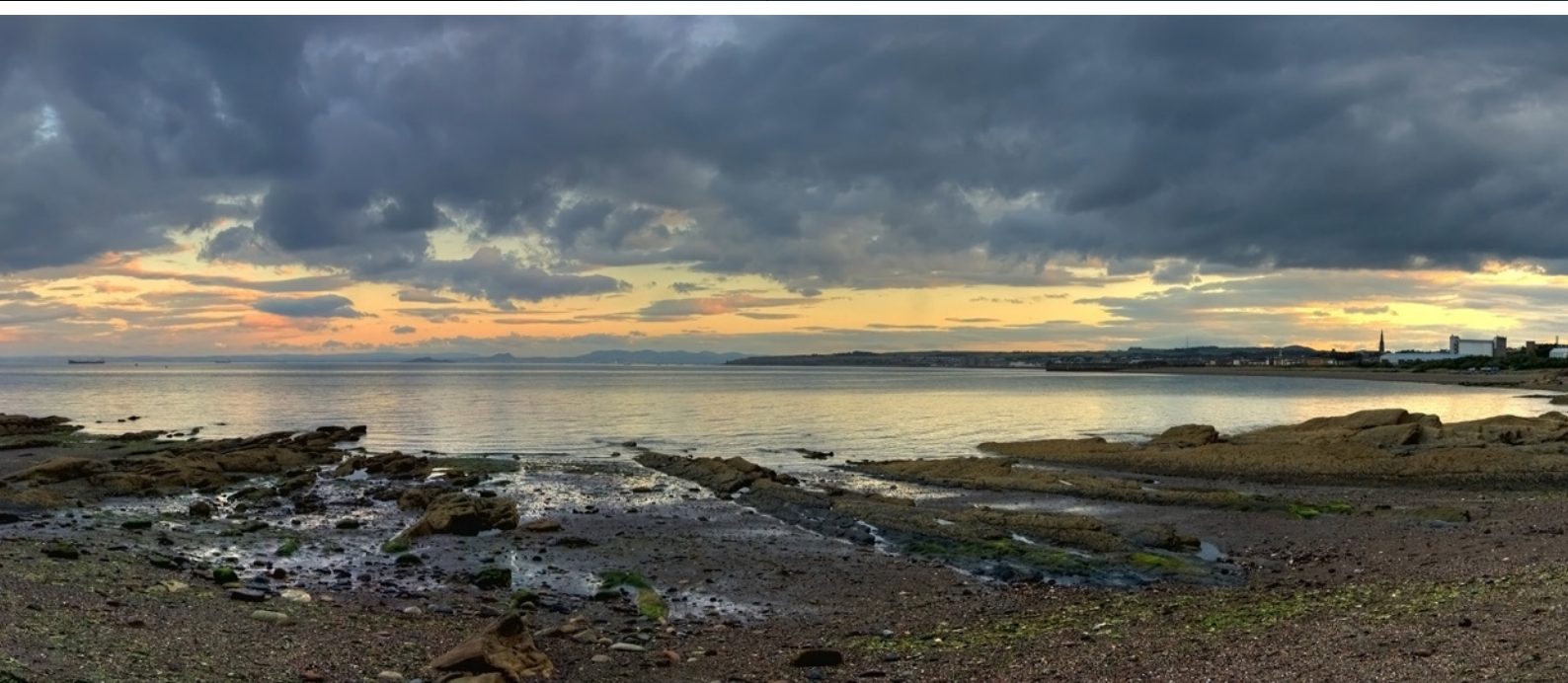
Bedroom 2 3.50m (11'6") x 3.30m (10'10")
 Bathroom 1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 65m²
 EPC Rating: D



THE LOCATION

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 on the High Street, along with independent shops, and the large retail Park. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with a 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 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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