



McEwan Fraser Legal
Solicitors & Estate Agents
01592 800 695

136 St. Clair Street

KIRKCALDY, FIFE, KY1 2BZ

136 ST. CLAIR STREET

KIRKCALDY, FIFE, KY1 2BZ

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 the 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.



136 ST. CLAIR STREET

KIRKCALDY, FIFE, KY1 2BZ

Good commuter links for this handsome and elegantly proportioned Victorian apartment lying on the periphery of Kirkcaldy's main shopping centre and with good access to railway station and all amenities.

Access is on the first floor of the well-maintained building in a sought after location with private garden. An external flight of stairs leads to the front door.

Internally the impressive proportions are presented to a high standard and freshly decorated. The lounge is located to the front of the property and features a twin window formation. The cornice adds to the Victorian drama but this is softened by the contemporary touches of laminate flooring

and a built-in cupboard adds to the benefit of this room. The dining room, or bedroom three, is on this level. The kitchen provides ample modern units and good workspace along with room for a washing machine. The family bathroom is on this level and comprises a bath, with shower and glazed screen, basin and pedestal, and WC. A carpeted staircase leads to the upper floor of this maisonette. The master bedroom is spacious and offers an en-suite shower room with a large shower enclosure. Bedroom two is equally spacious with a built-in wardrobe.

Externally, there is a private garden to the rear. This capacious first and second-floor apartment offers space, space and more space, to the lucky buyer.





PROPERTY SPECIFICATIONS

FLOOR PLAN - DIMENSIONS - LOCATION

Approximate Dimensions (Taken from the widest point)

Living Room	4.35m (14'3") x 3.08m (10'1")
Kitchen	2.63m (8'8") x 2.27m (7'5")
Bedroom 1	6.69m (21'11") x 2.65m (8'8")
Bedroom 2	5.07m (16'8") x 1.90m (6'3")
Bedroom 3	3.05m (10') x 2.90m (9'6")
Bathroom	1.69m (5'7") x 1.47m (4'10")
En-suite	1.85m (6'1") x 1.48m (4'10")

Gross internal floor area (m²): 75m² | EPC Rating: D

Extras (Included in the sale): ntegrated appliances including the fridge freezer, oven and hob, living room blinds and light, and other pendant light fittings.

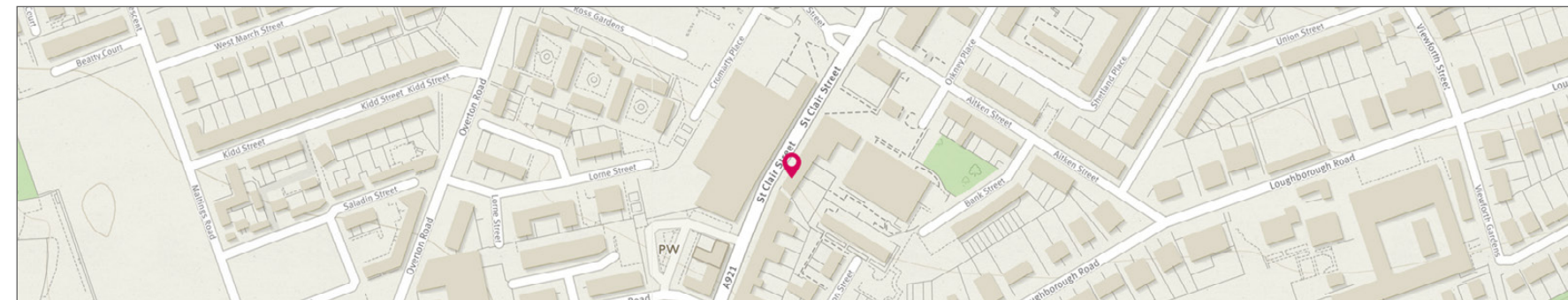
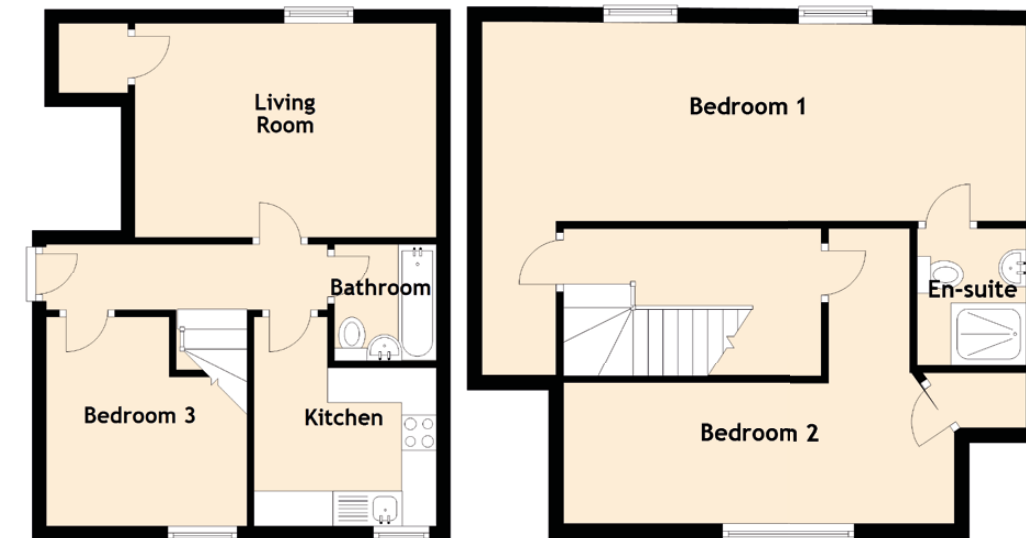


Image credit: <https://www.odinmapsurvey.co.uk/omaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Layout graphics and design
ALAN SUTHERLAND
 Designer