




McEwan Fraser Legal
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10 Gillespie Grove

KIRKCALDY, FIFE, KY2 6ZU

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 town to the north-west 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.



10 GILLESPIE GROVE

KIRKCALDY

Number 10 is a delightful four bedroom detached villa with integral garage and attractive gardens, located in a popular residential area.

The front door opens to the hall with the staircase to the left, guest cloakroom to the left and a door to the lounge on the right. The lounge is spacious and bright with a deep bay window and French doors open to the dining room where patio doors lead outside. The flooring is uniformly creating a sense of flow and space. The kitchen provides ample floor and wall units in a warm wood effect colour with coordinating worktops. A door in the kitchen opens to the integral garage and a utility room has been created there whilst leaving room for the car. The carpeted stairs lead to the upper floor and four bedrooms, three bedrooms offer built-in storage. The master bedroom enjoys the same bay window as the lounge and benefits from the addition of an en-suite shower room with a large "walk-in" shower enclosure. The family bathroom is contemporary with a three-piece, white suite including a shower over the bath with a glazed screen. A large mirror adds further attraction.

Externally the block paved drive is capable of parking two cars. The garden to the rear is enclosed and bounded by wooden fencing.





Approximate Dimensions
(Taken from the widest point)

Living Room	5.60m (18'4") x 3.40m (11'2")
Kitchen	4.53m (14'10") x 3.18m (10'5")
Dining Room	3.40m (11'2") x 3.18m (10'5")
Bedroom 1	4.55m (14'11") x 3.44m (11'3")
Bedroom 2	4.26m (14') x 2.60m (8'6")
Bedroom 3	3.14m (10'4") x 2.82m (9'3")
Bedroom 4	2.95m (9'8") x 2.43m (8')
Bathroom	2.27m (7'5") x 1.70m (5'7")
En-suite	1.97m (6'6") x 1.52m (5')
WC	2.16m (7'1") x 0.90m (2'11")
Garage	5.40m (17'9") x 2.40m (7'10")

Gross internal floor area (m²): 116m²
EPC Rating: C

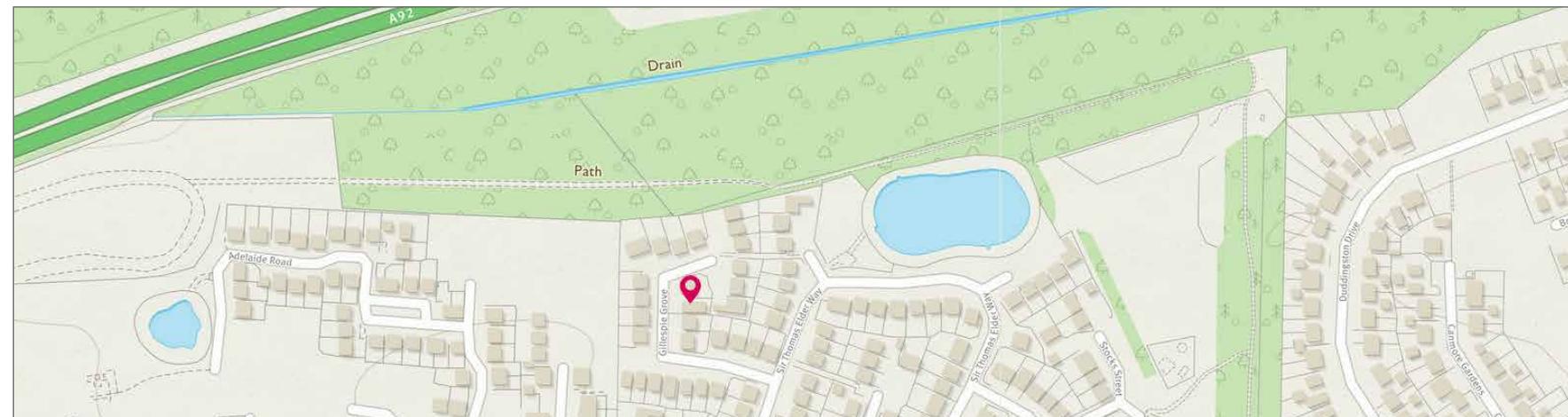


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**Part
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