




McEwan Fraser Legal

Solicitors & Estate Agents

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43 Alloway Drive

KIRKCALDY, FIFE, KY2 6DX



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 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, Ravensraig 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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The dining area is clearly defined to create an ideal space where friends and family can gather



Delightful three bedroom detached villa with single garage and attractive gardens in a popular residential area.

McEwan Fraser Legal are delighted to offer to the market this delightful three bedroom detached villa with single garage and attractive gardens in a popular residential area.

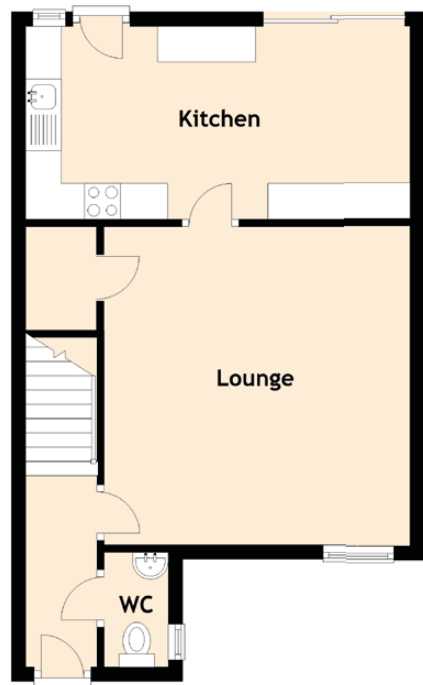
The front door opens to the hall with the staircase in front and a door to the lounge on the right and the guest cloakroom. The lounge is spacious and bright with laminate flooring and a door to the dining kitchen where patio doors lead outside. The kitchen provides floor and wall units in a modern white gloss effect with contrasting wood effect backsplash and worktops. The dining area is clearly defined to create an ideal space where friends and family can gather. On this floor are a guest cloakroom and a large under stair cupboard.

The stairs lead to the upper floor and three bedrooms. The master bedroom benefits from the addition of an en-suite shower room. The bathroom offers a three-piece, white suite.

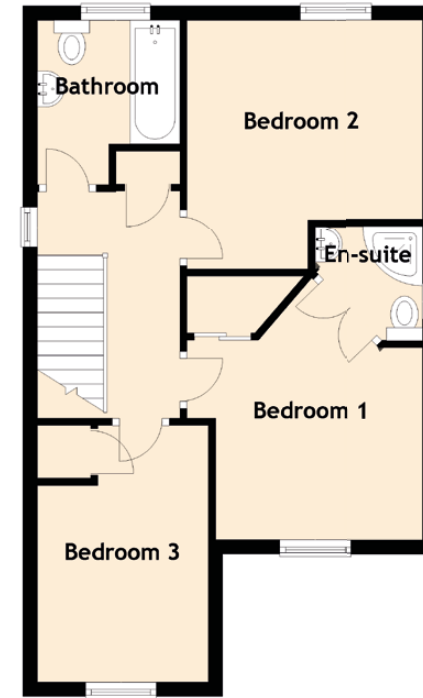
Externally the block paved drive is capable of parking two cars and there is also a single garage. The gardens are neatly presented with the rear garden being enclosed and bounded by wooden fencing for added privacy.



Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

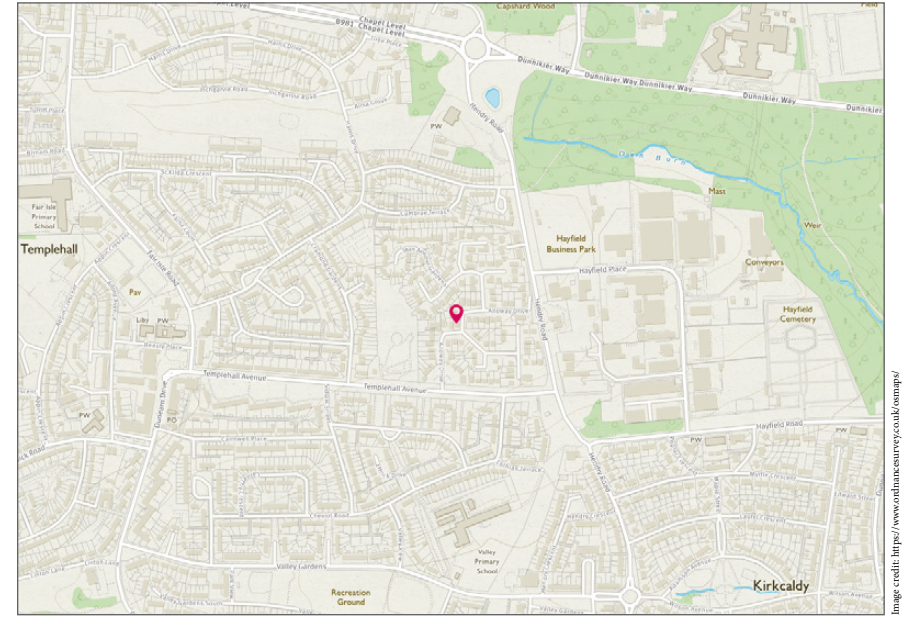
Ground Floor

Lounge	4.50m (14'9") x 4.30m (14'1")
Kitchen	5.40m (17'9") x 2.70m (8'10")
WC	1.60m (5'3") x 0.90m (2'11")

First Floor

Bedroom 1	3.10m (10'2") x 2.90m (9'6")
En-suite	1.60m (5'3") x 1.60m (5'3")
Bedroom 2	3.50m (11'6") x 3.30m (10'10")
Bedroom 3	3.60m (11'10") x 2.30m (7'7")
Bathroom	2.30m (7'6") x 2.00m (6'7")

Gross internal floor area (m²): 88m² | EPC Rating: C





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Text and description
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Surveyor



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GRANT LAWRENCE
Photographer



Professional photography
HAYLEY MATEAR
Photographer