




McEwan Fraser Legal
Solicitors & Estate Agents
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14 Sang Road
KIRKCALDY, FIFE, KY1 1EZ



THE LOCATION

KIRKCALDY

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 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 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.





THE PROPERTY

14 SANG ROAD

McEwan Fraser Legal is delighted to present to the market this highly desirable, mid-terraced period property. Offering good commuter links, this handsome home sits nicely within a sought-after location and close to the centre of Kirkcaldy and with good access to the railway station and all amenities are within a few minute's walk.

Internally the impressive proportions are presented to a high standard. The Lounge is located at the front of the property and features a traditional recessed press and a large, front-facing window. The elegant proportions are brought to life with contemporary décor and flooring. Natural daylight floods the room creating a comfortable and relaxing public space. The dining kitchen is the star of the show. Modern cabinets create a sleek contemporary style with a range cooker and banks of storage yet still plenty of room for a dining table and chairs. This capacious ground floor also delivers the family bathroom and excellent storage. The bathroom is a haven with a free-standing bath and a separate shower enclosure. A staircase rises to the first floor replete with two bedrooms.

The added bonus in this home is the converted attic room, accessed via a Ramsay-style ladder, this room offers heaps of potential including use as a home office or hobby room. This home of distinction offers gardens to the front and to the rear. If life is a Journey, this home must surely be one of the destination points!





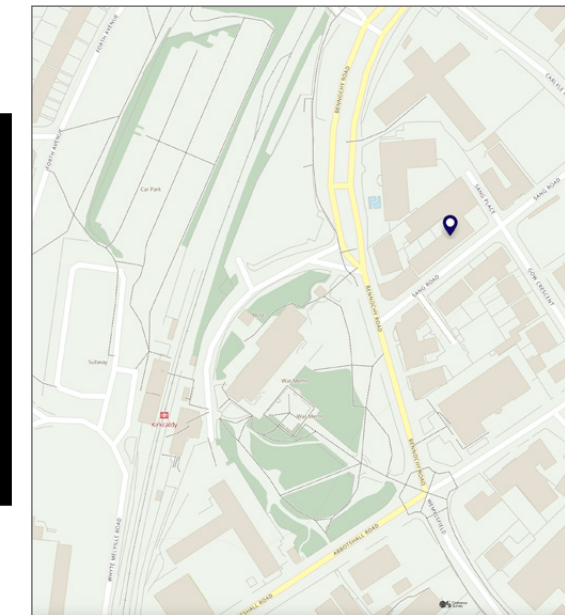
SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.80m (12'6")
Kitchen	4.30m (14'1") x 3.20m (10'6")
Bathroom	2.80m (9'2") x 2.50m (8'3")
Bedroom 1	4.30m (14'1") x 4.10m (13'5")
Bedroom 2	4.00m (13'2") x 3.20m (10'6")
Attic 1	4.10m (13'5") x 3.20m (10'6")
Attic 2	3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m²): 96m²
EPC Rating: D





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