



**McEwan Fraser Legal**

Solicitors & Estate Agents

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55 Viewforth Terrace

KIRKCALDY, FIFE, KY1 3BW

THE LOCATION

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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.



55 VIEWFORTH TERRACE

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McEwan Fraser Legal is delighted to offer to the market this highly desirable detached home with a garage and drive.

On arrival, the front door opens onto the hall with a carpeted staircase giving access to the upper level. The lounge is impressive in its proportions and presentation with a large window to the front garden. The room feels spacious and modern with ample room for free-standing furniture and the carpet has been laid recently. A feature fireplace adds a focal point. The dining room or sitting room faces the back of the house. This is a warm and sunny room with a pleasant outlook. The kitchen offers a range of modern wall and base units with an attractive work surface and a tiled splash-back. There is a gas hob and electric oven and cooker hood. A large fridge freezer is recessed into a built-in cupboard and the washing machine and tumble dryer are installed in the garage for convenience. A door here leads to the side of the house.

Upstairs are two double bedrooms and a single bedroom currently utilised as a home study. A floored attic is accessed via a "Ramsay style" ladder and offers a multitude of uses. A skylight offers great views over the rooftops to the Forth. This area is ideal as a hobby space or workspace. The family shower room is modern with a wet-wall finish and walk-in shower enclosure.

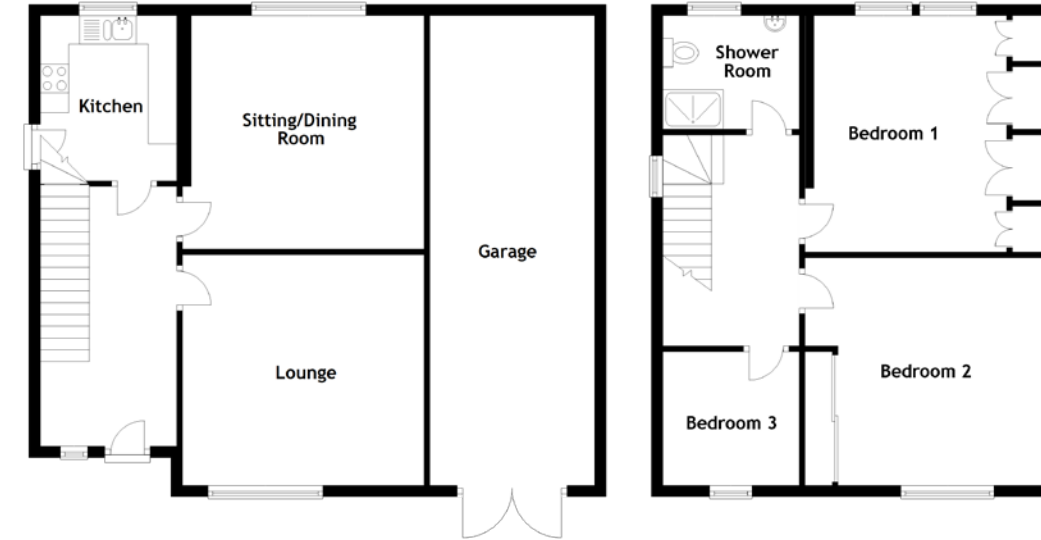
Externally there is garden ground to the front, side and rear with a drive capable of parking two cars. The garden to the rear is enclosed and offers a patio area and lawn and a large shed. In immaculate condition, this home is ready to walk right into.





SPECIFICATIONS & DETAILS

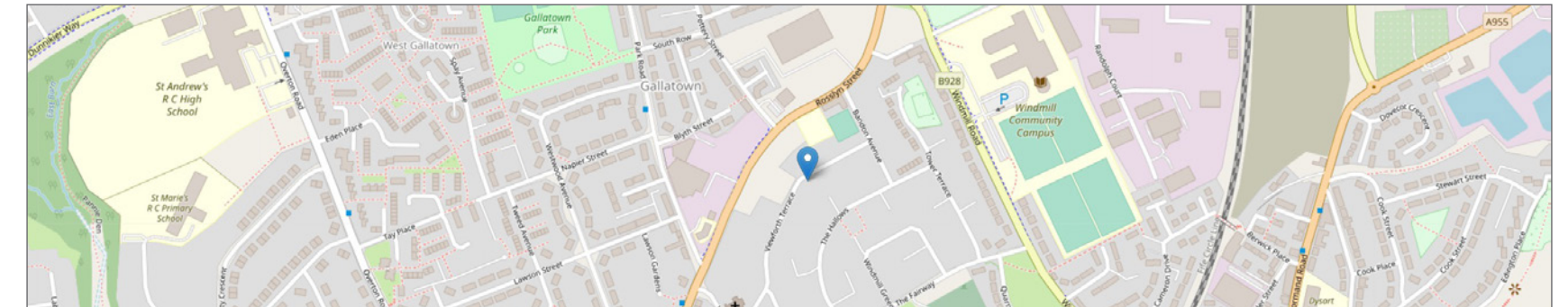
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.25m (13'11") x 4.05m (13'3")
Sitting/Dining Room	4.25m (13'11") x 4.10m (13'5")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Shower Room	2.40m (7'10") x 2.00m (6'7")
Bedroom 1	4.15m (13'7") x 3.55m (11'8")
Bedroom 2	4.10m (13'5") x 3.90m (12'10")
Bedroom 3	2.45m (8') x 2.35m (7'9")
Garage	10.00m (32'10") x 2.90m (9'6")

Gross internal floor area (m²): 104m²
 EPC Rating: C






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