

9 Tweed Avenue

KIRKCALDY, FIFE, KY1 3LG



*MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT
THIS IMMACULATE TWO-BEDROOM PROPERTY*



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McEwan Fraser Legal is delighted to present this immaculate two-bedroom property.

Situated in a popular and well-established residential area, this superb two-bedroom home offers immaculate interiors, modern upgrades, and excellent outdoor space, making it an ideal purchase for a wide range of buyers. Presented in move-in condition.

The ground floor welcomes you with a bright and inviting entrance hallway, leading into a well-designed kitchen with integrated appliances and direct access to the rear garden. The dual-aspect lounge is a standout feature, spacious, light-filled, and offering flexibility for both relaxing and dining.

The Property





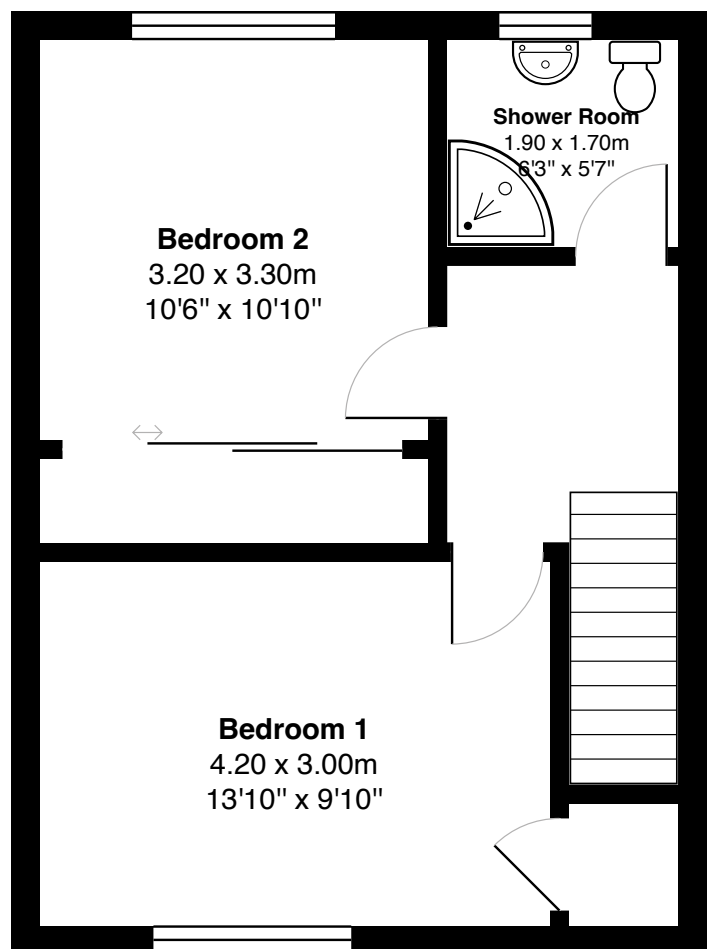
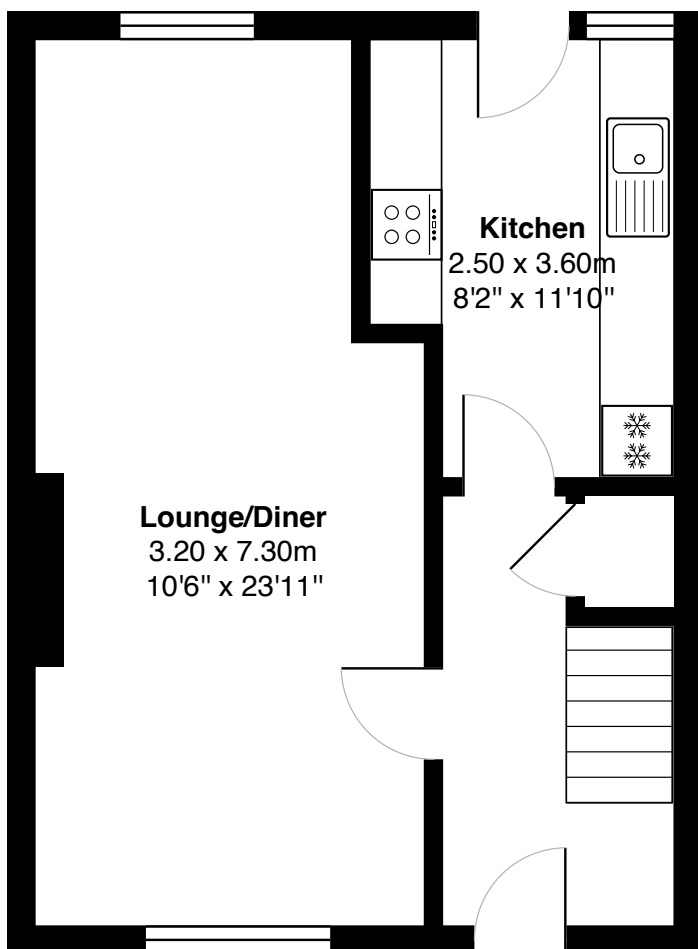
Upstairs, the property continues to impress with two well-proportioned bedrooms and a contemporary shower room, all finished to an excellent standard.





Bedroom 2





Gross internal floor area (m²): 74m²

EPC Rating: C

Externally, the property enjoys private gardens to the front and rear, thoughtfully landscaped with low-maintenance in mind. There are attractive seating areas perfect for outdoor dining or relaxing. Ample off-street parking is provided to the front of the property.

This is a beautiful home that has been maintained with real care and attention to detail, offering quality, comfort, and convenience in a sought-after location. Early viewing is highly recommended.





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 on the High Street, along with independent shops, and the large retail Park. In addition, Kirkcaldy has four secondary 3 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 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 Location

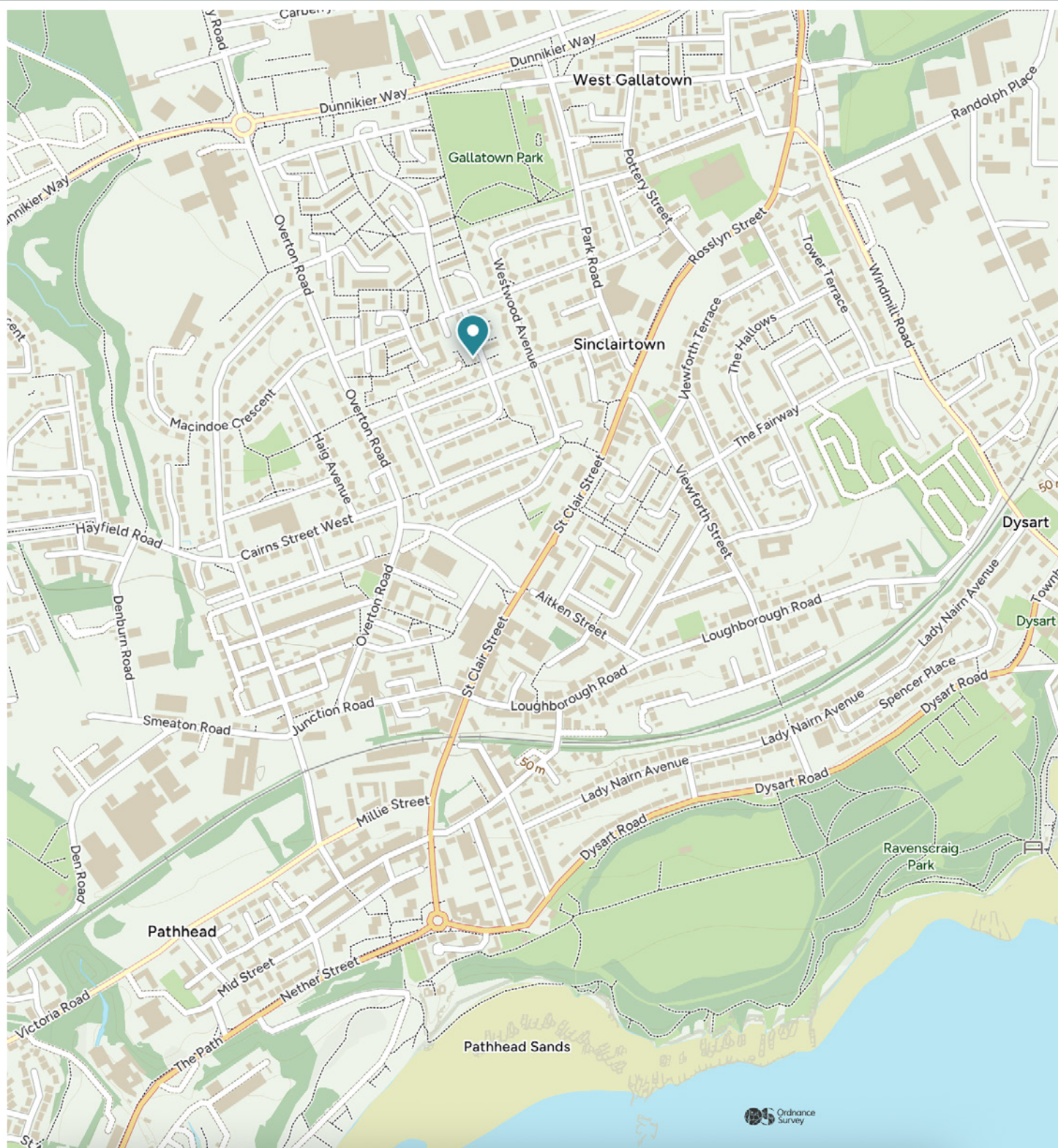


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THE SUNDAY TIMES
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Layout graphics and design
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