



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**72a Ramsay Road**

KIRKCALDY, FIFE, KY1 1TZ





# 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 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 are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.

The property is only a five minute walk to the popular Balwearie High school and Beverage Park. And a fifteen minute walk to Kirkcaldy High Street and the train and bus stations.



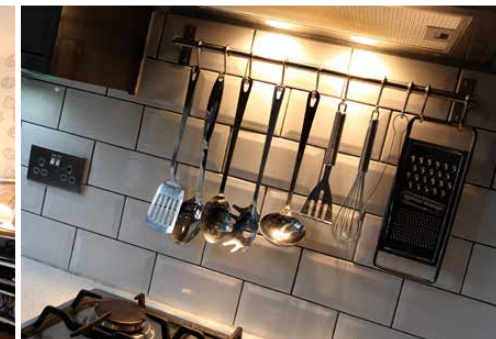




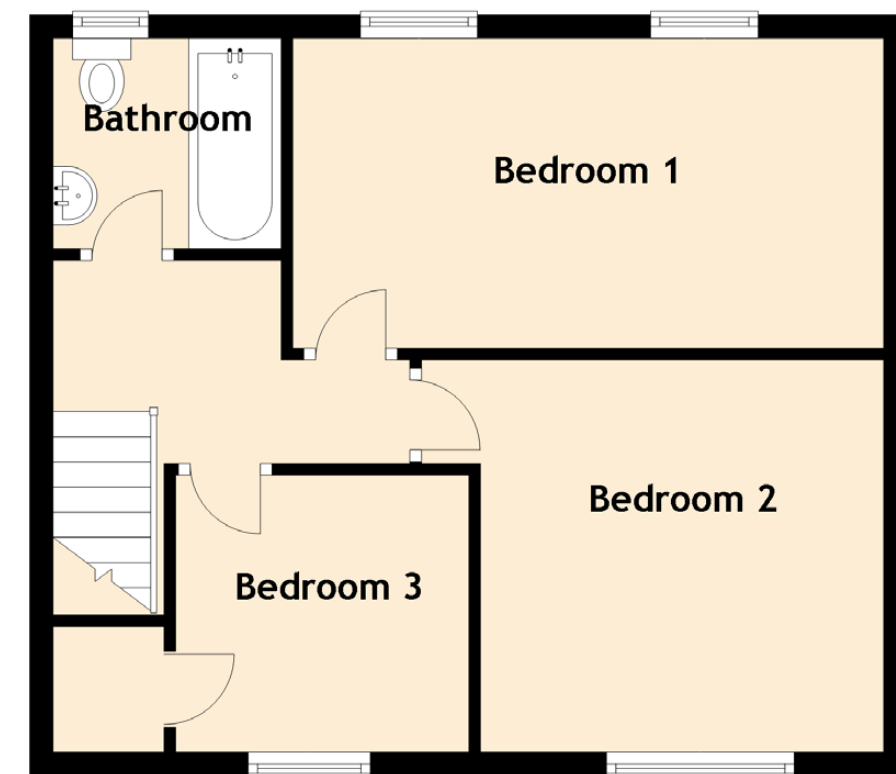
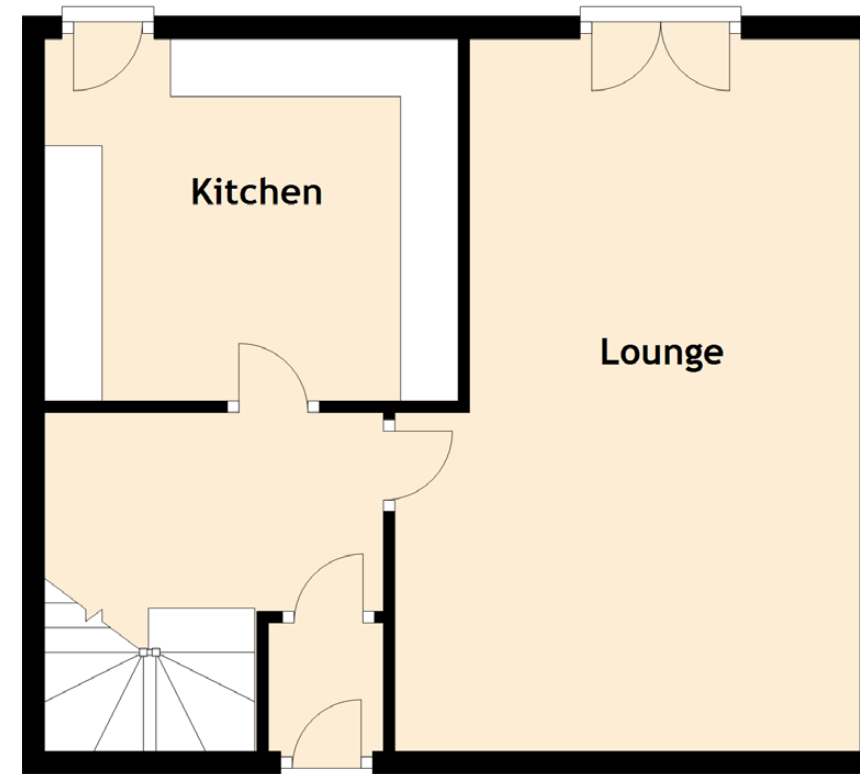
# THE PROPERTY

*12a Ramsay Road*

Part exchange is available for this delightful three bedroom, semi-detached villa in the ever popular residential area of Kirkcaldy. A neat drive has been formed and gives a crisp look to the front of the house with off street parking for two cars. The garden to the front has been laid to grass with shrub border. Entrance is into a vestibule and on further into the hall. The lounge and diner provide dual aspect over the gardens with French doors leading from the dining area to the rear garden. Modern flooring adds to the attraction of this well-proportioned room. The kitchen is modern contemporary in a stylish colour-way with contrasting tiled backsplash. Plenty of units at both wall and floor levels with a gas hob and built-in double oven, integrated dishwasher and the kitchen is plumbed for a washing machine. A door leads to the back garden. On the upper floor are three bedrooms and the family bathroom. The bathroom offers vanity storage and a shower over the bath with a glazed screen. The back garden is enclosed with a wall to one side and wooden fencing to the other. This home has been modernised to a high quality making this a desirable home in a sought after location.







Approximate Dimensions  
(Taken from the widest point)

Lounge	6.20m (20'4") x 4.05m (13'3")
Kitchen	3.60m (11'10") x 3.15m (10'4")
Bedroom 1	5.05m (16'7") x 2.65m (8'8")
Bedroom 2	3.95m (13') x 3.35m (11')
Bedroom 3	2.65m (8'8") x 2.25m (7'5")
Bathroom	1.95m (6'5") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>

EPC Rating: D

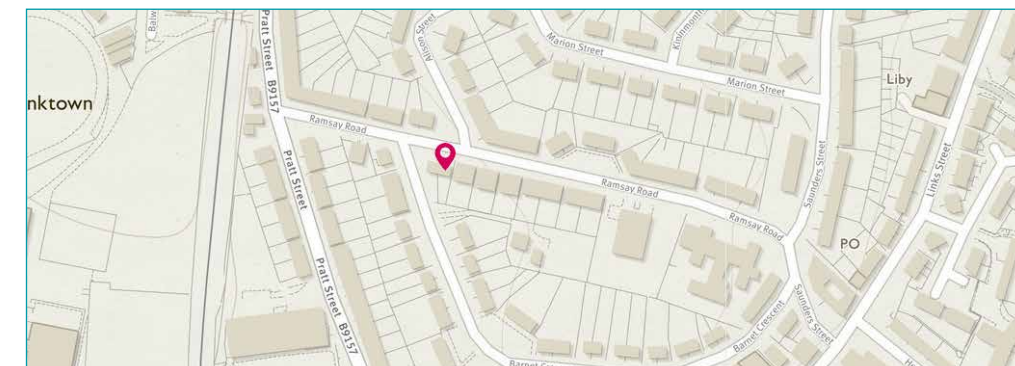


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## Solicitors & Estate Agents

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Part  
Exchange  
Available

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