




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Milton Park

KIRKCALDY, FIFE, KY2 5QX



LOCATION

Auchterttool is a delightful rural village located four miles west of Kirkcaldy just off the B925. There is a local primary school with secondary available at Balwearie high school in nearby Kirkcaldy. Auchterttool has a thriving community with many coffee mornings, a local women's guild, a mother and toddler group, a registered childminder, Auchterttool Kirk and an indoor bowling club. For those who enjoy the outdoors, there are many rural countryside walks surrounding the village. Nearby Kirkcaldy, 'The Lang Toun', is one of Fife's principal towns and provides all amenities.



3 MILTON PARK

Milton Park is a delightful detached chalet villa located within a quaint rural village setting. The property would benefit from some cosmetic attention and this is reflected in the price and will allow the lucky new owner the opportunity to create the home of their dreams.

This home features a welcoming entrance vestibule that in turn leads to the rear-facing lounge with a large window formation capturing the countryside views beyond the garden. There is a large under-stair storage cupboard within the hall. The breakfasting kitchen is quietly located to the rear with a range of floor and wall mounted units, a side facing window and a door leading to the rear garden. To the front of this home is a formal dining room, or bedroom four. Bedroom one is also on the ground floor and benefits from the useful addition of built in wardrobes. A guest cloakroom completes the accommodation on the ground floor.

Upstairs, both bedrooms are double in size and each benefit from a generous range of wardrobes behind sliding, mirrored doors. The bathroom provides a shower over the bath with a glazed screen.

The gardens to the rear are well bounded by wooden fencing and stone wall and offer open views across the countryside. A drive to the side of the house can accommodate off road parking and the front of the house is monoblocked for additional parking if required.

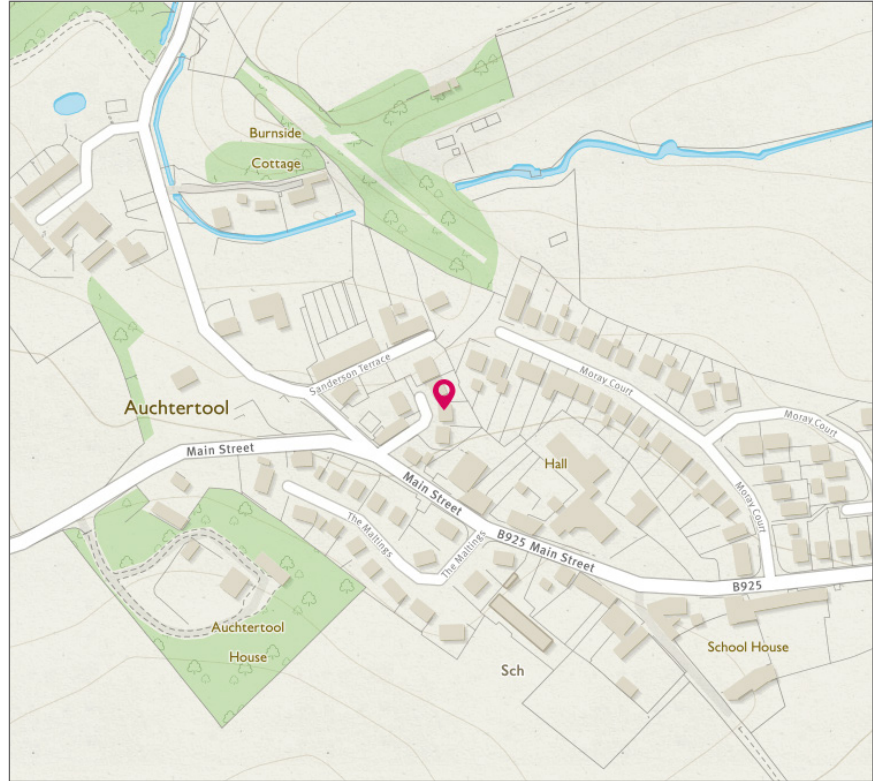
If you are looking to add value to your next home, look no further.



“... A DELIGHTFUL
DETACHED CHALET VILLA
LOCATED WITHIN A QUAIN
RURAL VILLAGE SETTING ...”



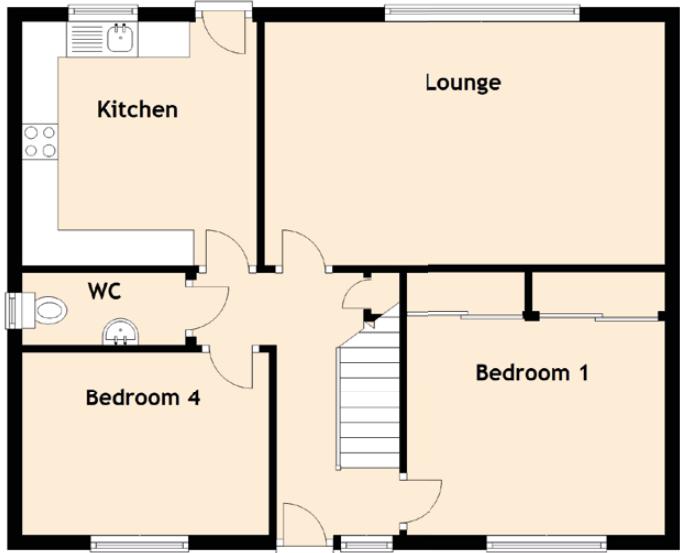
PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.62m (18'5") x 3.41m (11'2")
Kitchen	3.41m (11'2") x 3.28m (10'9")
Bedroom 1	3.59m (11'9") x 2.93m (9'7")
Bedroom 2	4.22m (13'10") x 3.58m (11'9")
Bedroom 3	4.22m (13'10") x 3.09m (10'2")
Bedroom 4	3.45m (11'4") x 2.57m (8'5")
Bathroom	2.25m (7'5") x 1.47m (4'10")
WC	2.33m (7'8") x 1.01m (3'4")

Gross internal floor area (m²): 106m² | EPC Rating: E





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