

# 22 James Grove

KIRKCALDY, FIFE, KY1 1TN



WONDERFUL FOUR-BEDROOM HOME WITH  
PANORAMIC VIEWS



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McEwan Fraser Legal is delighted to present this delightful upper villa with neutral décor throughout; this spacious first floor double upper apartment is situated within walking distance of Kirkcaldy town centre.

Entrance to the property is through its own main door into the staircase, leading to a gallery landing with beautiful sea views which leads through a door into a spacious hallway.





# the kitchen

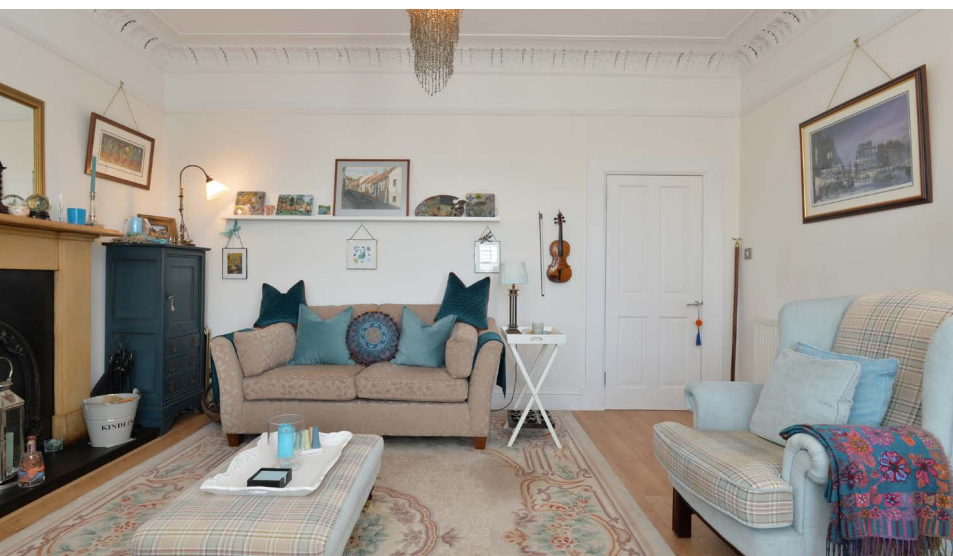


This leads into a modern fitted kitchen with ample storage from its many wall and base units, contemporary worktops and walk-in pantry.

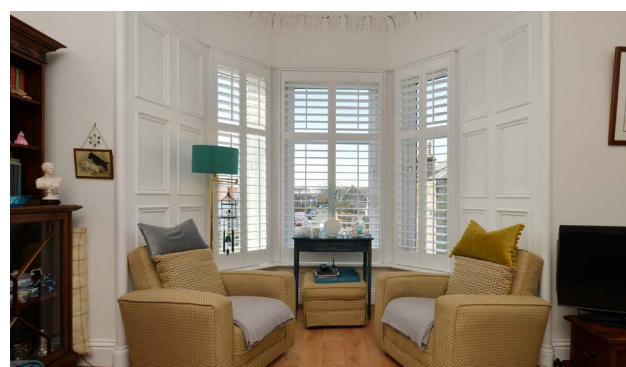
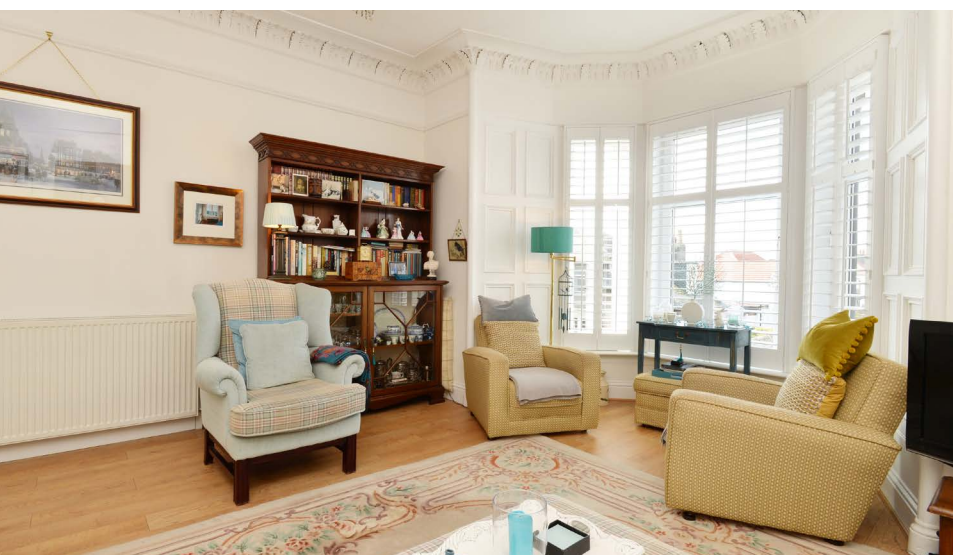




# the lounge

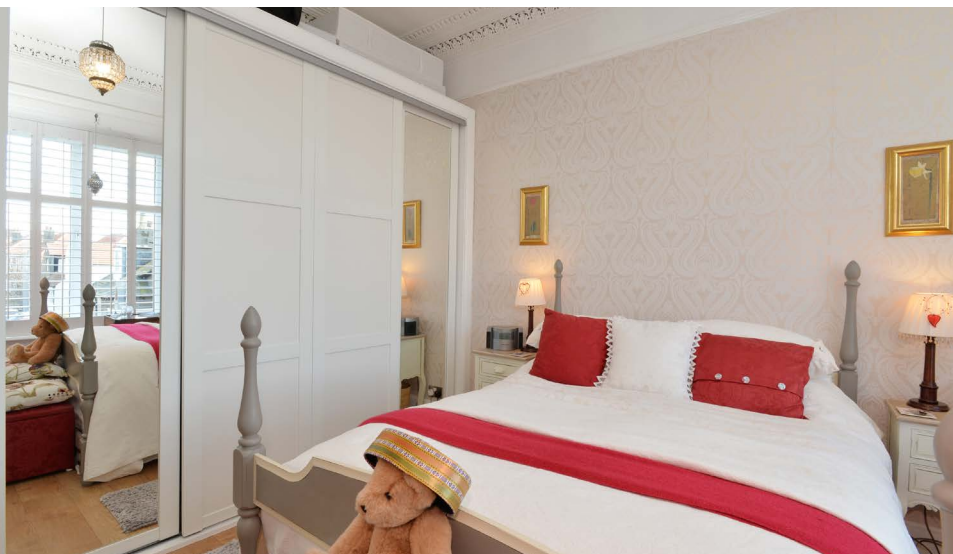


The lounge is a wonderful space with a large bay window flooding the room with natural light and a feature working fire with a beautiful surround.

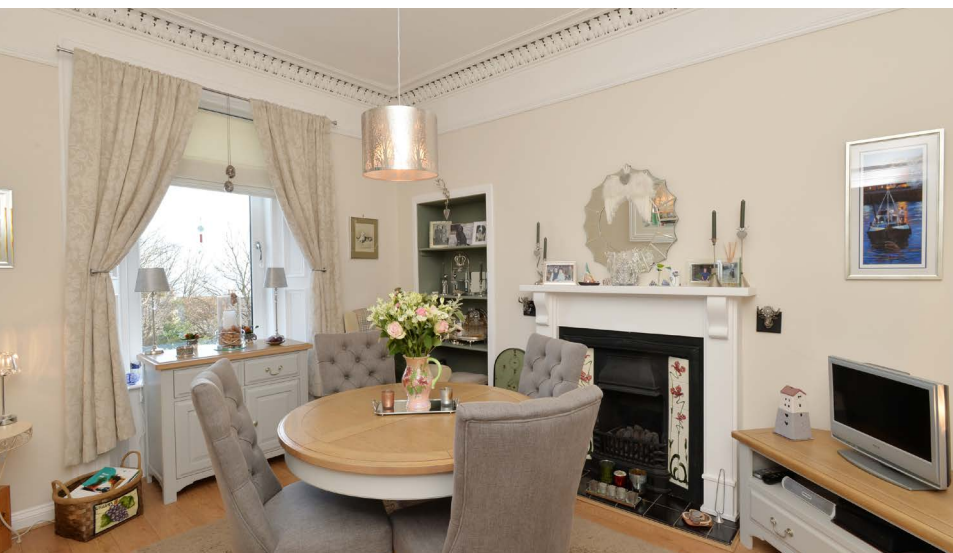




## bedroom 1 & 4



There are two spacious double bedrooms with the rear bedroom/ dining room offering delightful views across the Forth to the Bass Rock & East Lothian.







The modern shower room has fully tiled walls and benefits from a three-piece white suite with WC, wash hand basin and shower.

**shower room**

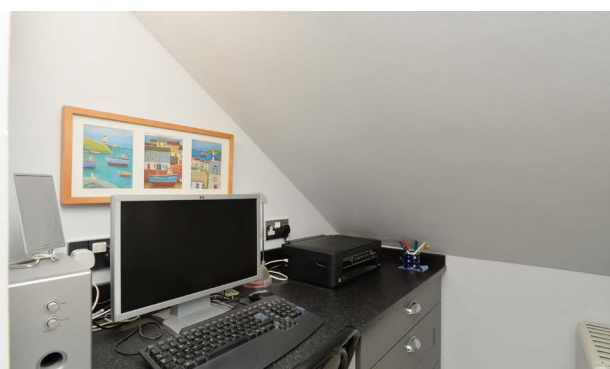


## landing & study



Journey to the upper level, where you will discover a lounge area, two further bedrooms with the master offering more panoramic views across Fife and beyond.

The spacious landing has a small office and access to the family bathroom. The property offers ample storage throughout.







bedroom 2 & 3

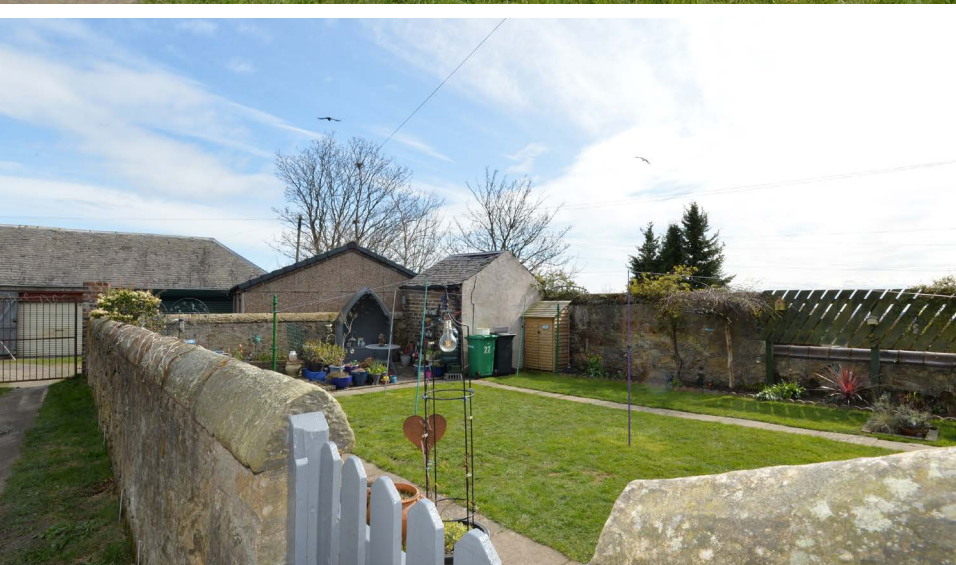




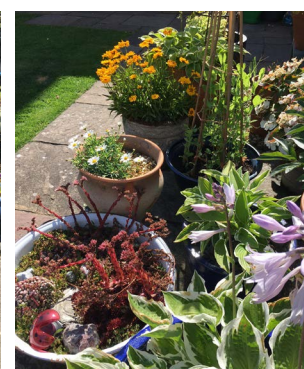
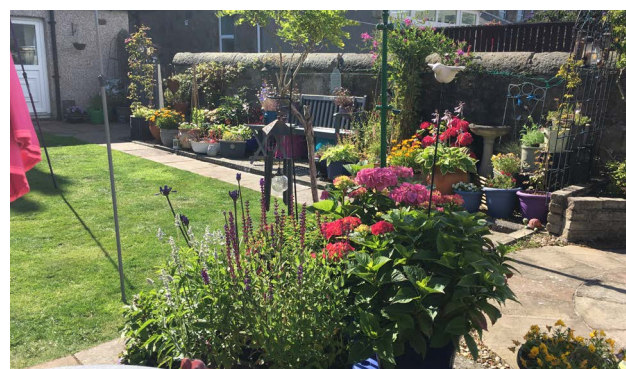
# the bathroom







In addition, the property has gas central heating, double-glazing. Ample parking is provided to the front, with separate garden areas located to the rear of the property.



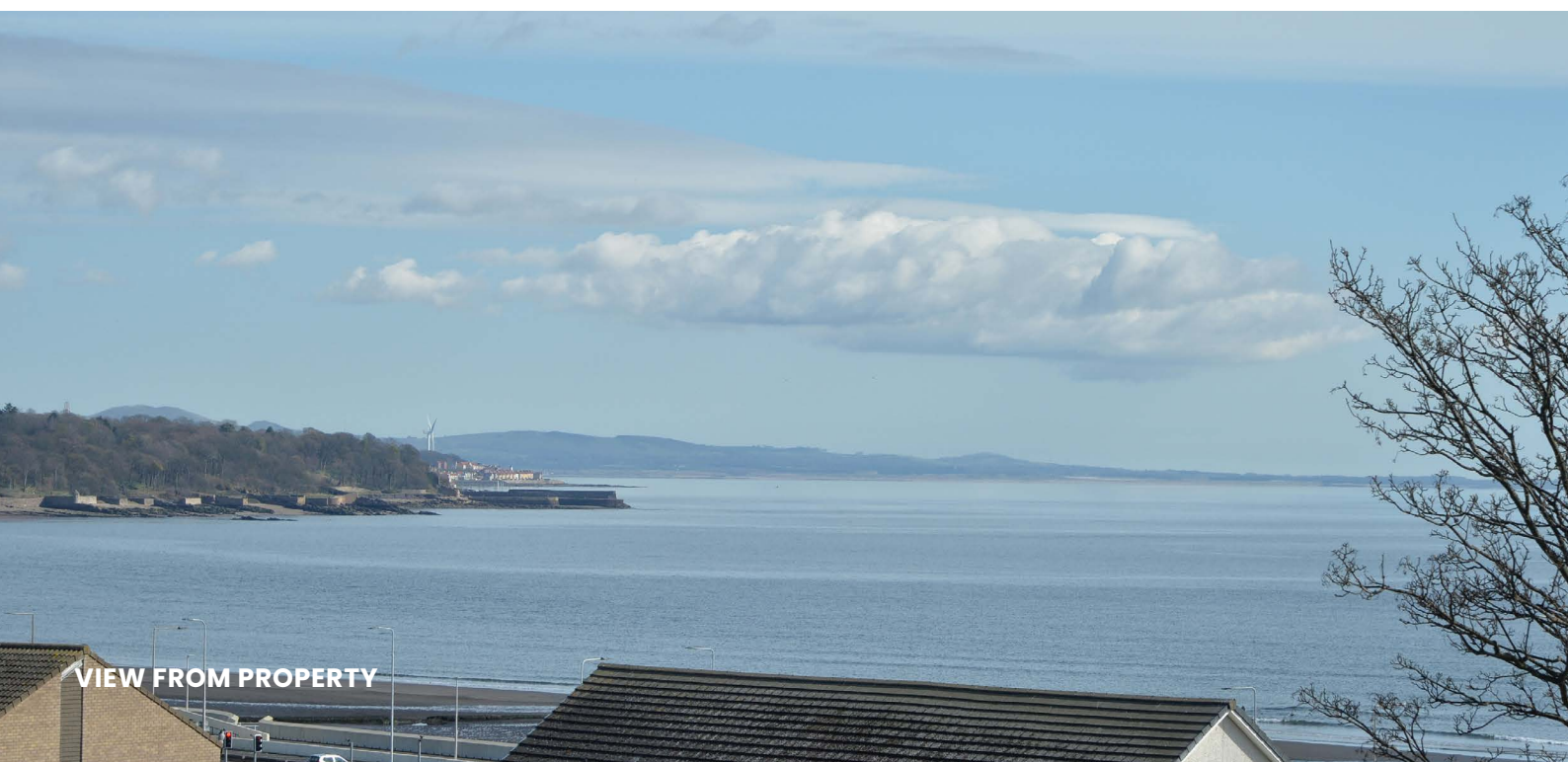




### Approximate Dimensions

(Taken from the widest point)

Lounge	4.86m (15'11") x 3.96m (13')	Shower Room	2.32m (7'7") x 1.28m (4'2")
Kitchen	4.43m (14'7") x 3.03m (9'11")	Bathroom	2.16m (7'1") x 2.16m (7'1")
Bedroom 1	3.96m (13') x 3.77m (12'4")	Gross internal floor area (m <sup>2</sup> ): 145m <sup>2</sup> EPC Rating: E	
Bedroom 2	4.63m (15'2") x 3.12m (10'3")		
Bedroom 3	3.57m (11'9") x 3.12m (10'3")		
Bedroom 4	3.91m (12'10") x 3.18m (10'5")		



**VIEW FROM PROPERTY**



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.

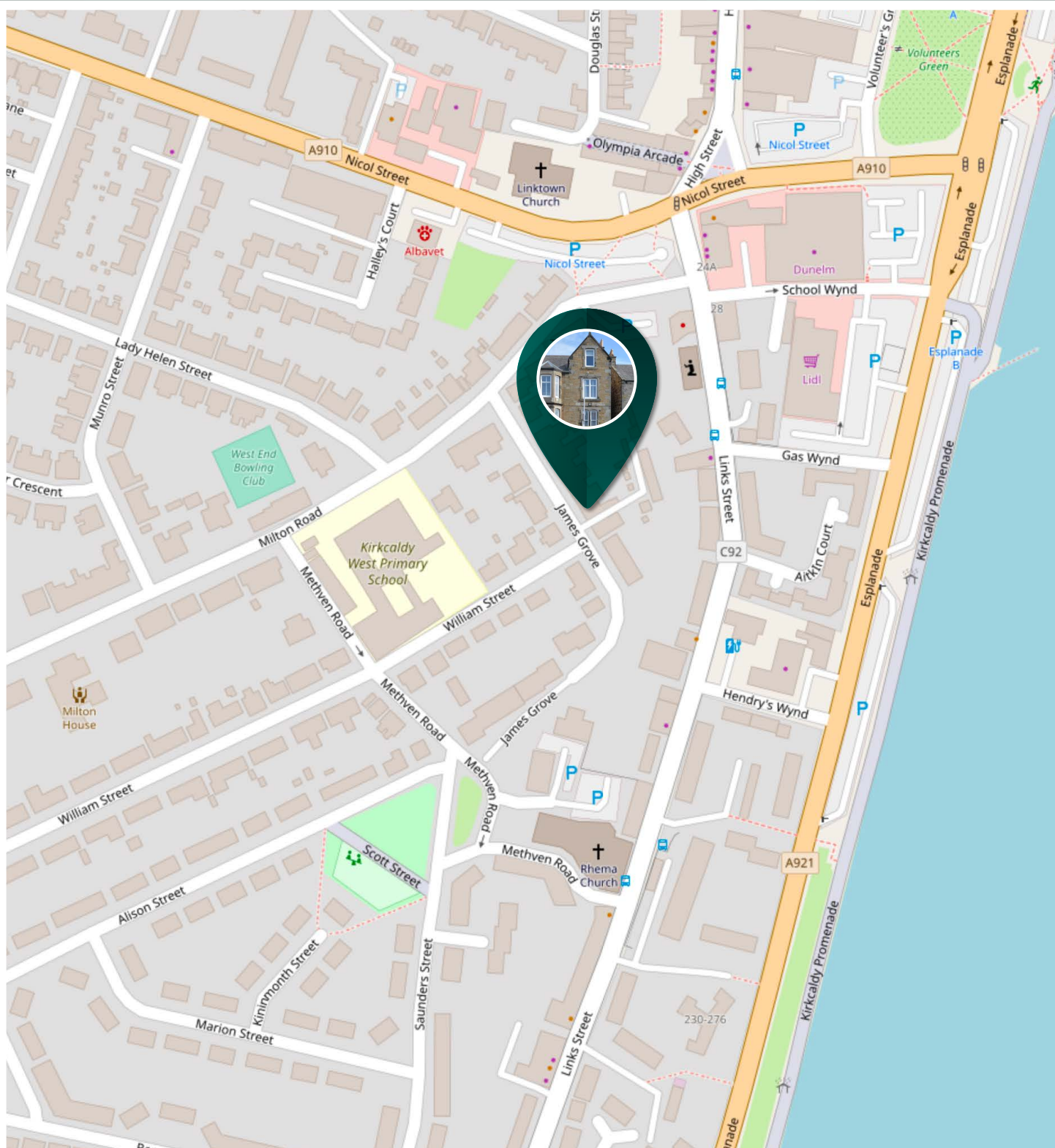
One of the great attractions of Kirkcaldy is its excellent commuter network with the rail station and good

arterial connections: Edinburgh (twenty-five miles), Glasgow (forty-six), Dundee (twenty-nine), Perth (thirty-five) and Edinburgh Airport (eighteen) 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.







# McEwan Fraser Legal

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