



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**40 Cook Street**  
KIRKCALDY, KY1 2UX





Dysart is set in a beautiful coastal location with panoramic views over the Forth adjacent to the town of Kirkcaldy. For the commuter, Dysart has swift access onto the A92 road link to Edinburgh, and there is a mainline railway station in Kirkcaldy with regular services to Edinburgh and the North. 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-east 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.

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.





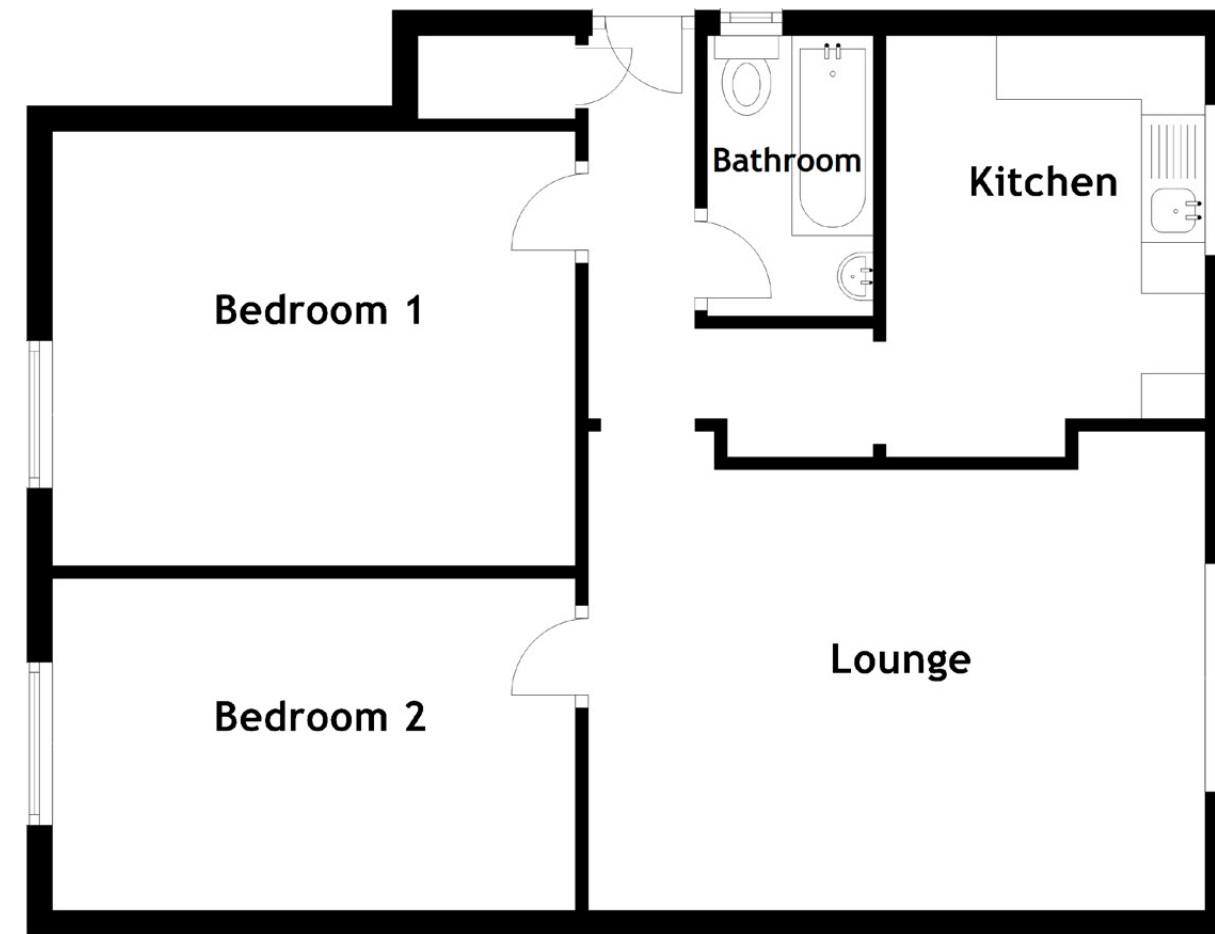
40 Cook Street is a delightful ground-floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property is in need of modernisation. Access is to the side of the building into an internal hallway with ample storage. The bright and spacious lounge is pleasantly located to the rear of the property, with feature window flooding the room with light. The kitchen/dining room features a range of floor and wall-mounted units with windows overlooking the rear gardens. There are two good sized bedrooms which are all double in size, with the master bedroom benefiting from space for free-standing furniture if required. The family bathroom with shower is fully tiled, which completes the accommodation. A large summer house is located to the rear of the property and can be used for those working from home.

The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate the accommodation on offer.





## the bedrooms

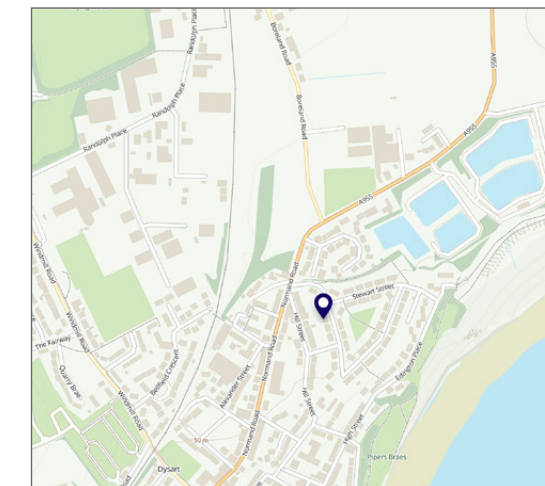


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.75m (12'4")
Kitchen	3.30m (10'10") x 2.50m (8'2")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	4.10m (13'5") x 2.60m (8'6")
Bathroom	2.30m (7'6") x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>

EPC Rating: C





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