

# 39 Lomond Gardens

KIRKCALDY, KY2 6AF



*Stylish, extended and immaculately presented, this exceptional three-bedroom semi offers sleek modern living*



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McEwan Fraser Legal is delighted to present this three-bedroom house in Kirkcaldy. Beautifully extended and finished to an immaculate standard, this outstanding three-bedroom semi-detached home offers modern living at its very best. From the moment you step into the tiled porch and welcoming hallway, the quality and attention to detail are instantly apparent.

# THE LOUNGE



The elegant lounge features a contemporary media wall and a calm, refined aesthetic, creating the perfect place to relax.



# THE KITCHEN/DINER



To the rear, the impressive kitchen diner combines sleek cabinetry with generous work surfaces and integrated appliances, providing an ideal space for family life and effortless entertaining. A further family room adds valuable additional living space, while the modern WC cloakroom completes the ground floor.

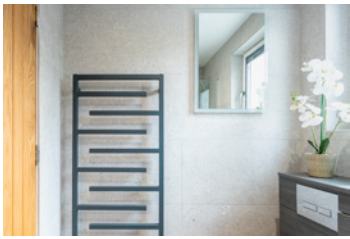




# THE FAMILY ROOM







Upstairs, the property offers three well-proportioned bedrooms, each thoughtfully decorated and presented. The stylish shower room is finished to a high standard, with quality fittings and a contemporary design.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





To the front, there is a driveway providing off-street parking along with a detached garage. The rear garden is beautifully designed with a raised deck that leads to a collection of useful outdoor stores, a summer house, and a dedicated home gym, perfect for work, wellness, or leisure.

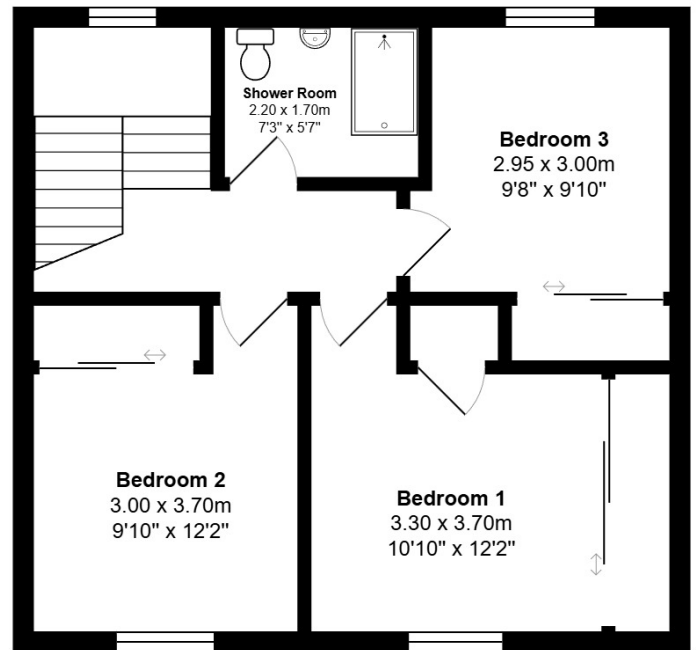
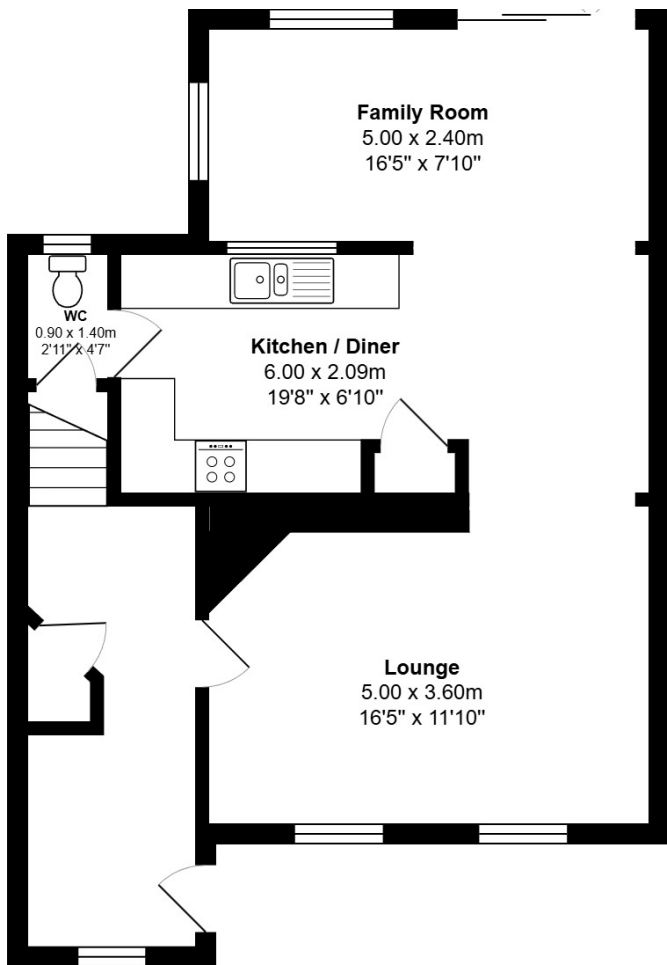
This is a truly exceptional home of style, comfort, and quality, modern living in a highly desirable setting, ready to move into and enjoy.

# EXTERNALS



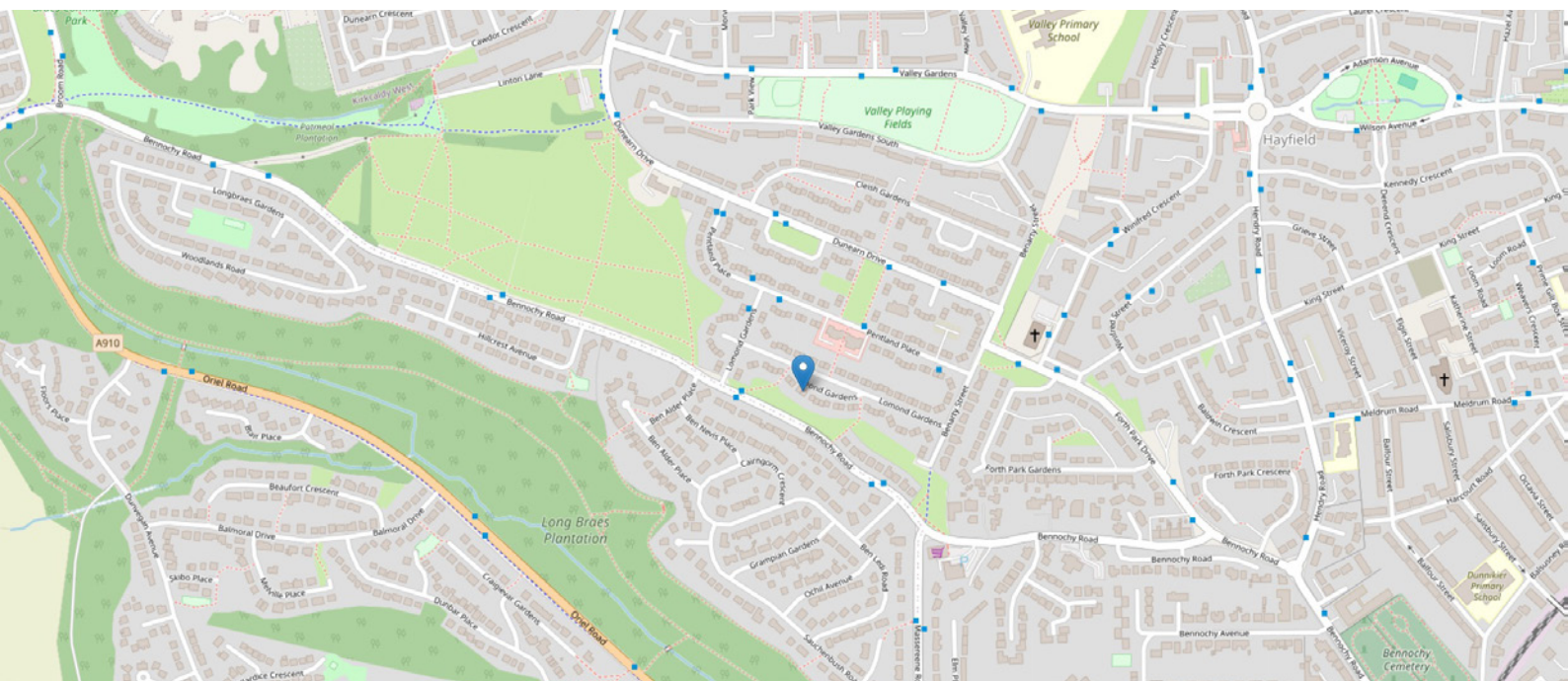


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

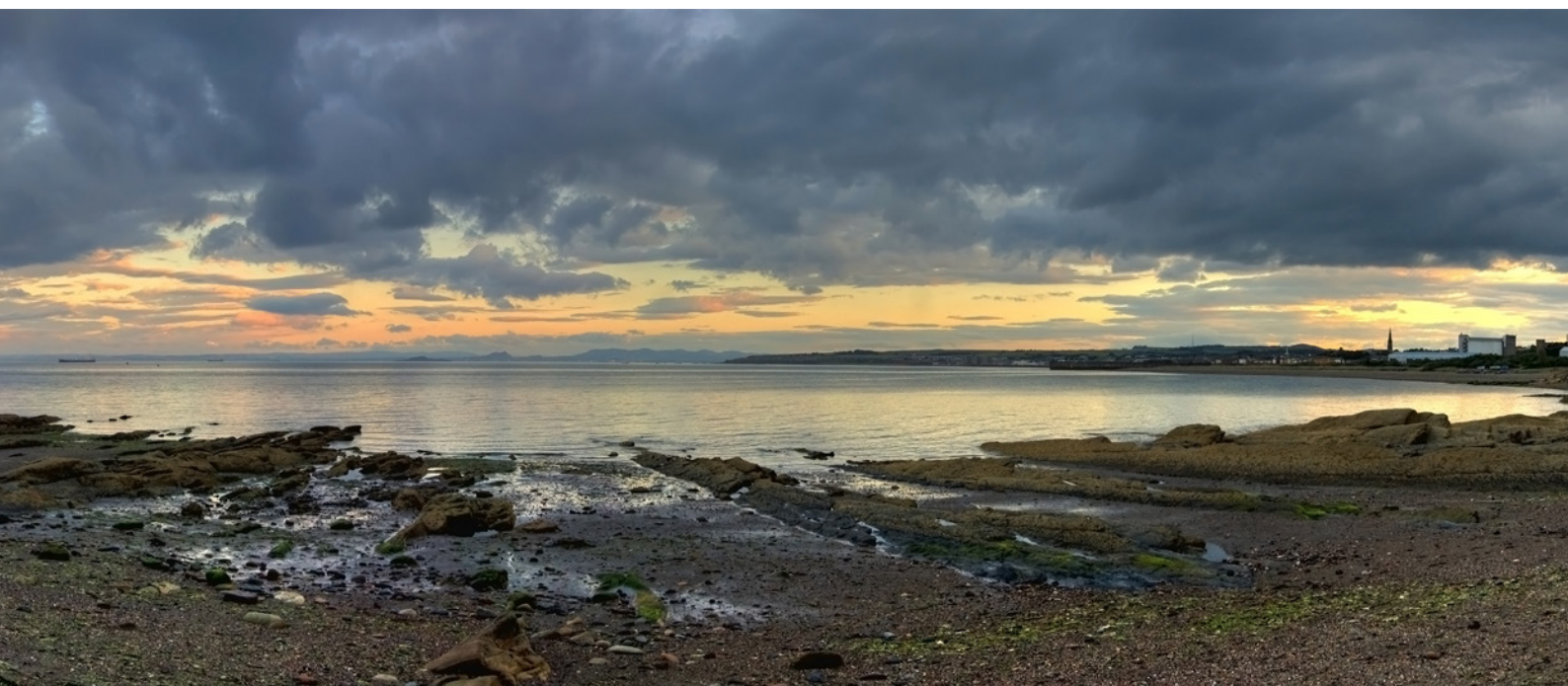
Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Kirkcaldy offers an excellent balance of coastal living, modern convenience and strong transport links.







The town provides a wide range of amenities, including supermarkets, independent shops, cafés, leisure facilities and the popular Adam Smith Theatre. Its long promenade and beaches offer scenic walking routes, while Ravenscraig Park and Beveridge Park provide expansive green spaces for recreation.

Education options are well served, with a selection of primary and secondary schools, and Fife College is within easy reach for further study. Commuters benefit from a central railway station with regular services to Edinburgh, Dundee and beyond, as well as convenient road access via the A92.

A vibrant town with a rich heritage and excellent community facilities, Kirkcaldy is a well-connected and appealing place to call home.



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