



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**163 Greenloanings**

KIRKCALDY, FIFE, KY2 6NN



## THE LOCATION

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.





## THE PROPERTY

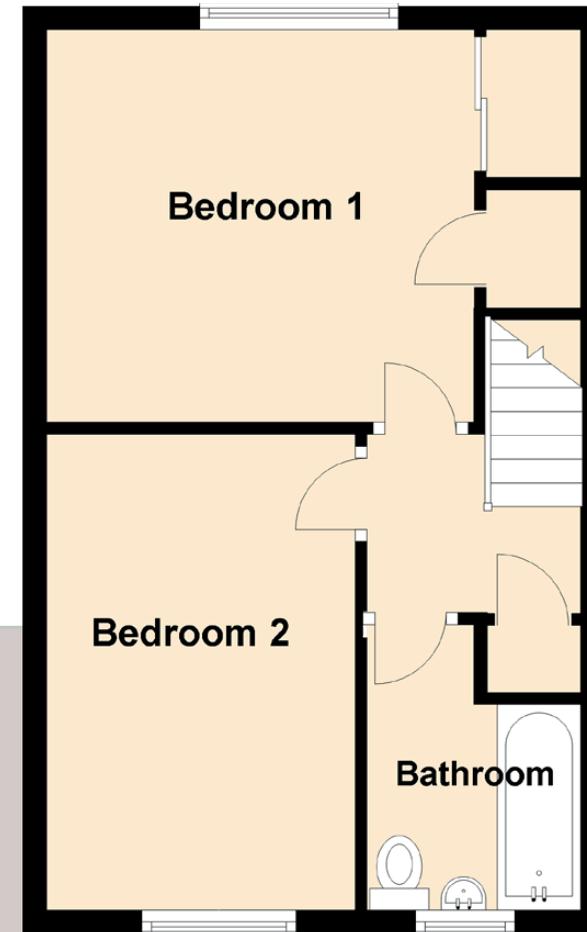
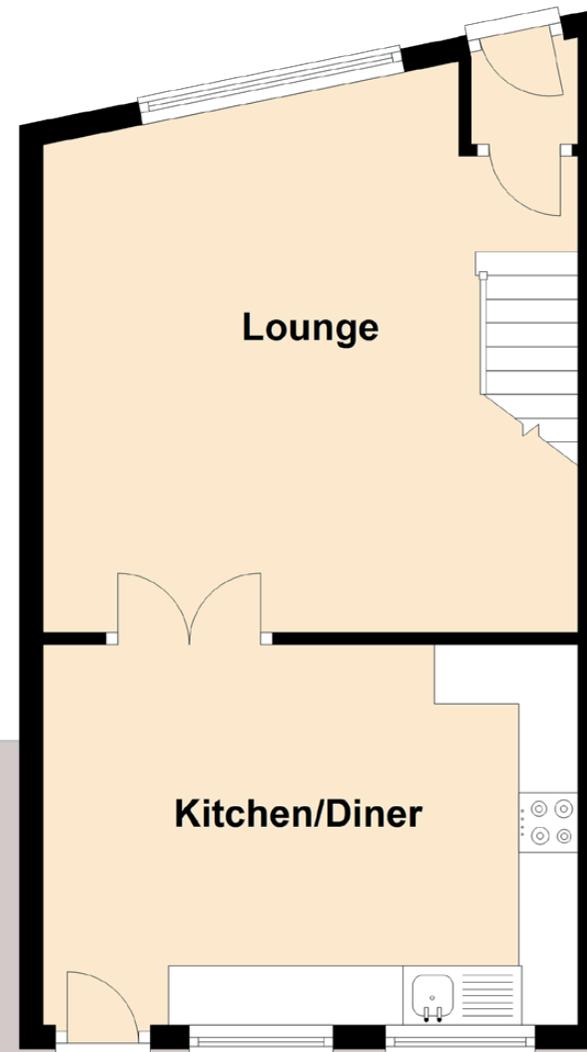
163 Greenloanings is a spacious family mid-terraced villa situated in the sought after area of Kirkcaldy. The property is situated on a large plot with an open aspect and potential access for off-street parking.

Entrance to the property is through a double glazed door into the bright reception area. The lounge is located to the front of the property with windows giving an abundance of light and includes a lovely feature fireplace. The modern kitchen is a good size and has a range of floor and wall mounted units with a door leading to the rear garden. The upper level comprises of two double bedrooms with built-in storage in both of the bedrooms. The family bathroom comprises of a three-piece white bathroom suite with shower. Double glazing and gas central heating has been installed throughout. The garden grounds are well maintained at the rear for family outdoor living.





## THE DETAILS

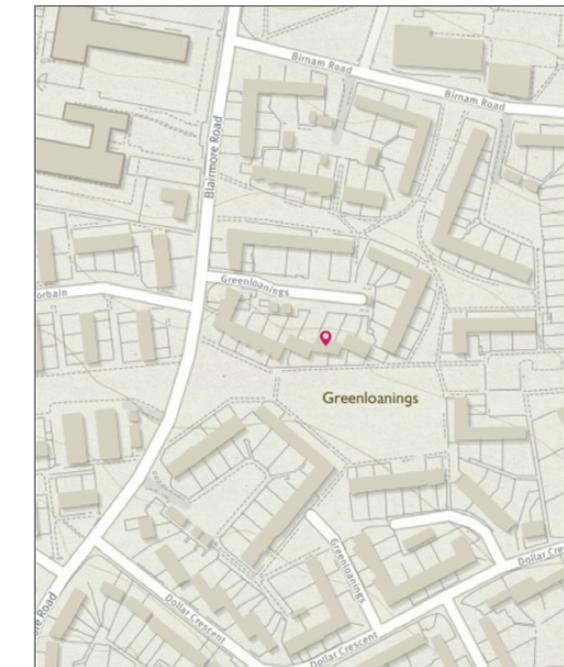


Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	4.50m (14'9") x 3.20m (10'6")
Lounge	4.50m (14'9") x 4.10m (13'6")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 1.80m

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>

EPC Rating: D





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