




McEwan Fraser Legal

Solicitors & Estate Agents

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KIRKCALDY, FIFE, KY2 6XS



KIRKCALDY

FIFE

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 a rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

For those who enjoy the outdoors; Dunnikier Park which has a cricket club, Ravensraig 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.

64 RALSTON DRIVE

KIRKCALDY

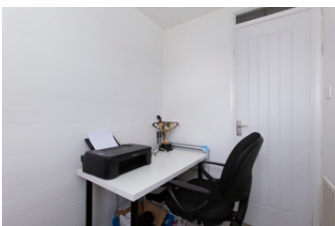
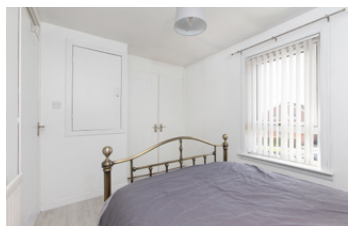
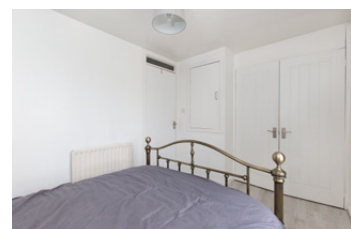
Part Exchange is available. This is a delightful three-bedroom semi-detached villa with attractive gardens in a popular residential area. A drive to the side of the house provides off-road parking.

The front door sports a porch/vestibule leading into this immaculate home. The lounge is spacious and bright with carpet flooring and this room is open plan to the stairs and dining room. The kitchen provides floor and wall units in a modern slab finish with contrasting worktops, plumbed for a washing machine and there is space for an under-counter fridge. The carpeted stairs lead to the upper floor and three bedrooms, two with built-in storage. The bathroom offers a white three-piece suite with a shower over the bath and a glazed screen.

Externally the gardens are neatly presented with grass laid to the front of the house and a drive for several vehicles. The rear garden is bound on three sides by wooden fencing. A patio area sits at the top of the garden and another patio is laid at the back door.

Beautifully presented, this home is in walk-in condition.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

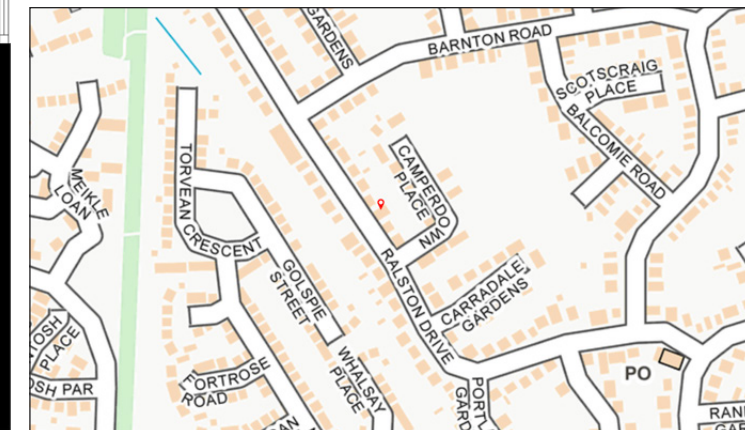


Approximate Dimensions
(Taken from the widest point)

Lounge	4.21m (13'10") x 3.98m (13'1")
Kitchen	3.10m (10'2") x 1.84m (6')
Dining Room	3.10m (10'2") x 2.27m (7'5")
Bedroom 1	3.60m (11'10") x 2.47m (8'1")
Bedroom 2	3.16m (10'4") x 2.52m (8'3")
Bedroom 3	2.28m (7'6") x 1.59m (5'3")
Bathroom	2.32m (7'7") x 1.35m (4'5")

Gross internal floor area (m²): 62m²

EPC Rating: C






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Part
 Exchange
 Available

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