

9 Forth Park Crescent

KIRKCALDY, KY2 5AB



*Luxurious three-bedroom apartment once part
of the historic Forth Park Hospital estate*



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McEwan Fraser Legal is delighted to present this three-bedroom double upper in Kirkcaldy. This beautifully appointed maisonette occupies the first and second floors of a handsome converted building, once part of the historic Forth Park Hospital estate. The property enjoys its own private entrance door, leading from a shared internal hall and stairwell which serves just six flats, creating a sense of exclusivity and community within this attractive development.

The building itself is over 120 years old and holds Listed status, having been carefully restored and converted by Easy Living Homes into a collection of stylish, self-contained properties. Completed in recent years, the conversion blends the grandeur and character of the original architecture with all the comfort and efficiency of modern living. The home was first occupied in 2023 and presents in immaculate condition, offering approximately 112 square metres of versatile accommodation.

THE LOUNGE / KITCHEN



On the first floor, the spacious entrance hall gives way to a superb open plan lounge and dining area, seamlessly connecting to a contemporary fitted kitchen. This level also includes a double bedroom and a well-appointed shower room.



BEDROOM 3



THE SHOWER ROOM





Upstairs, the second floor comprises a bright landing, a generous master bedroom complete with dressing room and ensuite shower room, a further double bedroom, and a modern family bathroom, creating a practical and luxurious layout for family life or professional living.

THE BATHROOM



BEDROOM 1



BEDROOM 2



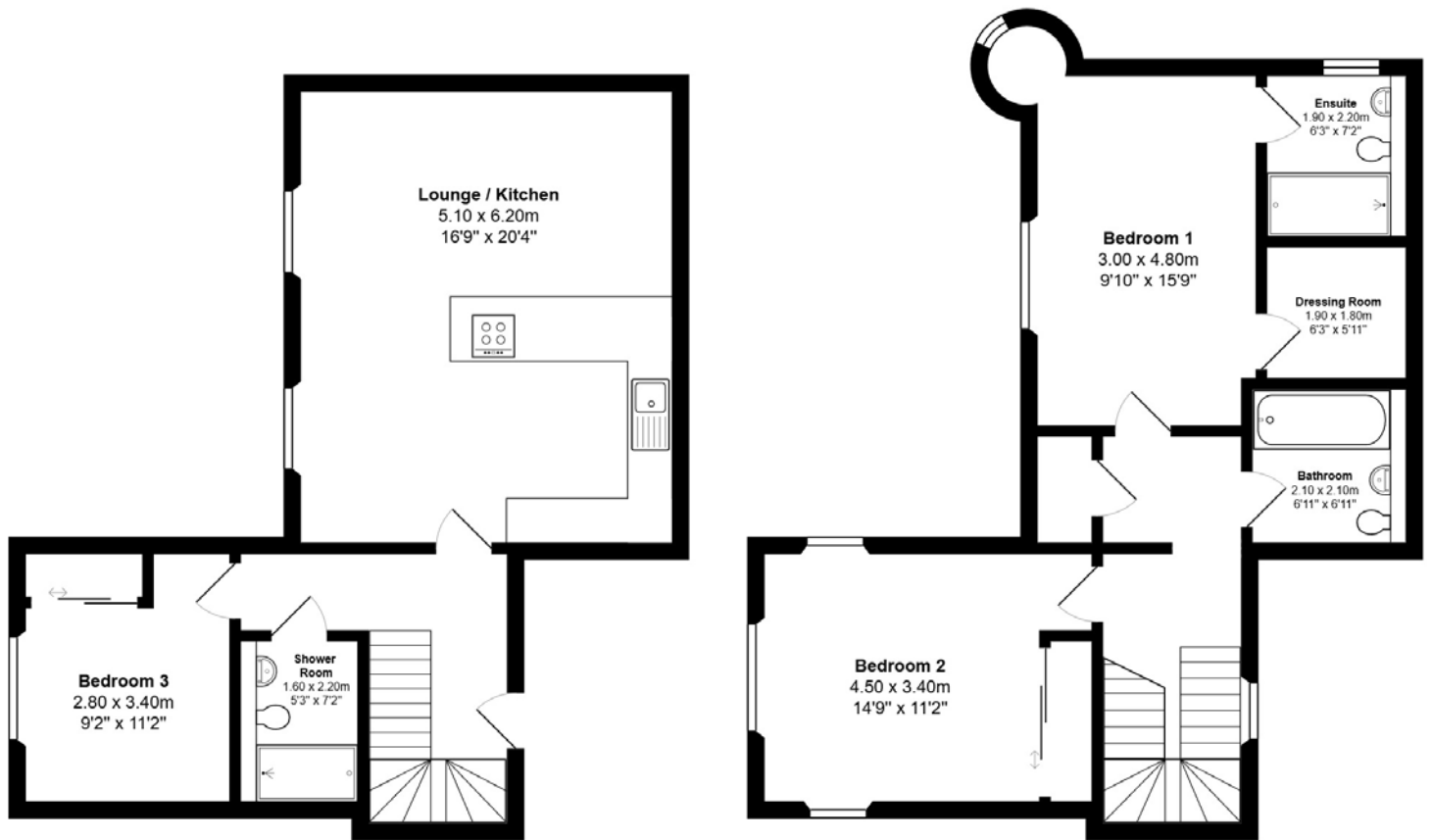
Externally, residents benefit from landscaped shared grounds, a private access road, and residents' car park, with this particular property enjoying the use of two designated private parking spaces. An entry phone system provides secure access to the building, and it is understood that a block insurance arrangement is in place for residents' peace of mind.

Located within a private residential estate on the former hospital grounds, the home offers an enviable balance of tranquillity and convenience. The nearby town centre provides a full range of shops, schools, and leisure facilities, while the railway station offers excellent connections to and from Edinburgh and further afield. This is a rare opportunity to acquire a luxurious and distinctive home within an elegant historic setting, perfectly suited to modern living.

EXTERNALS

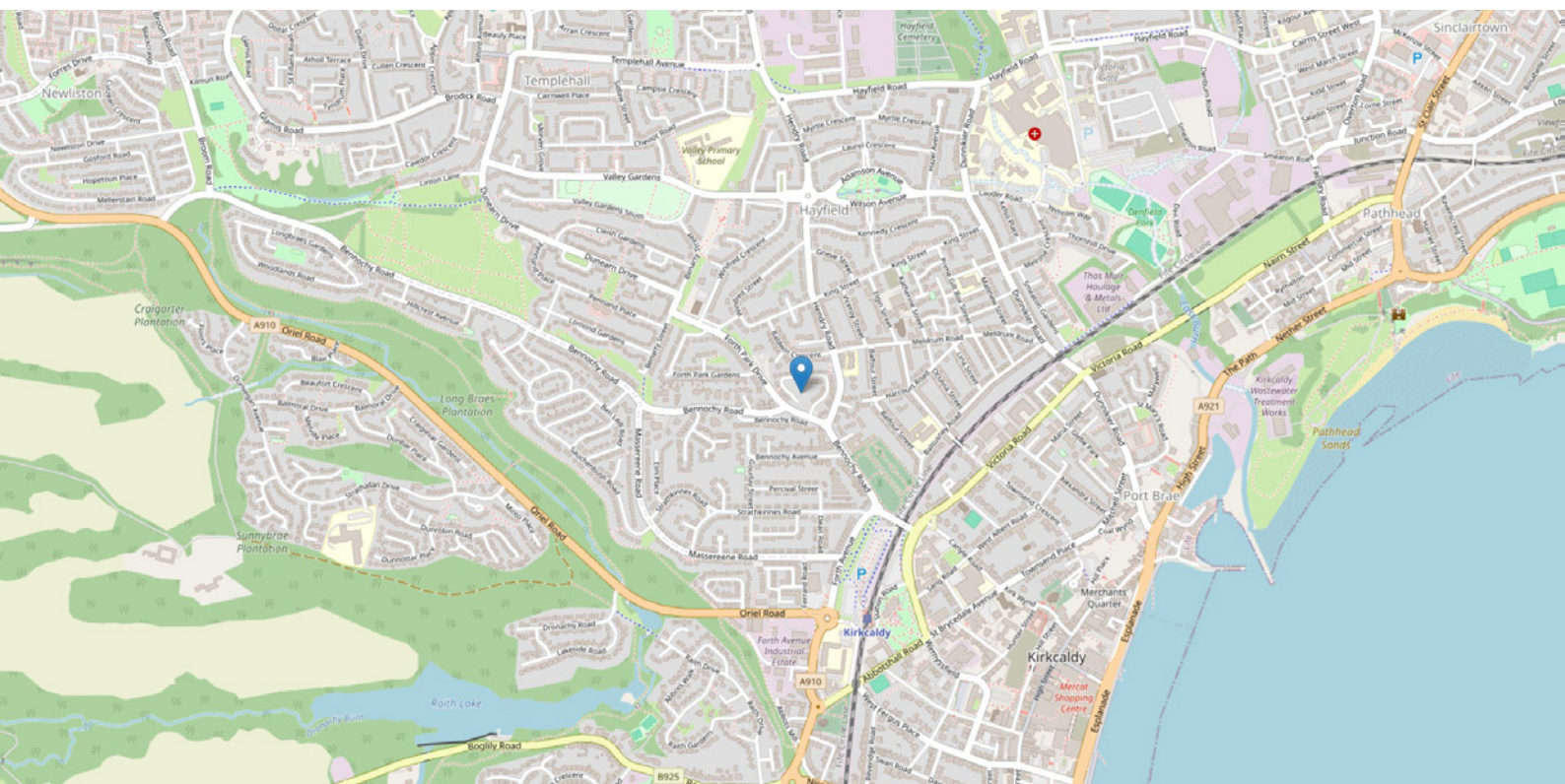


FLOOR PLAN & DIMENSIONS



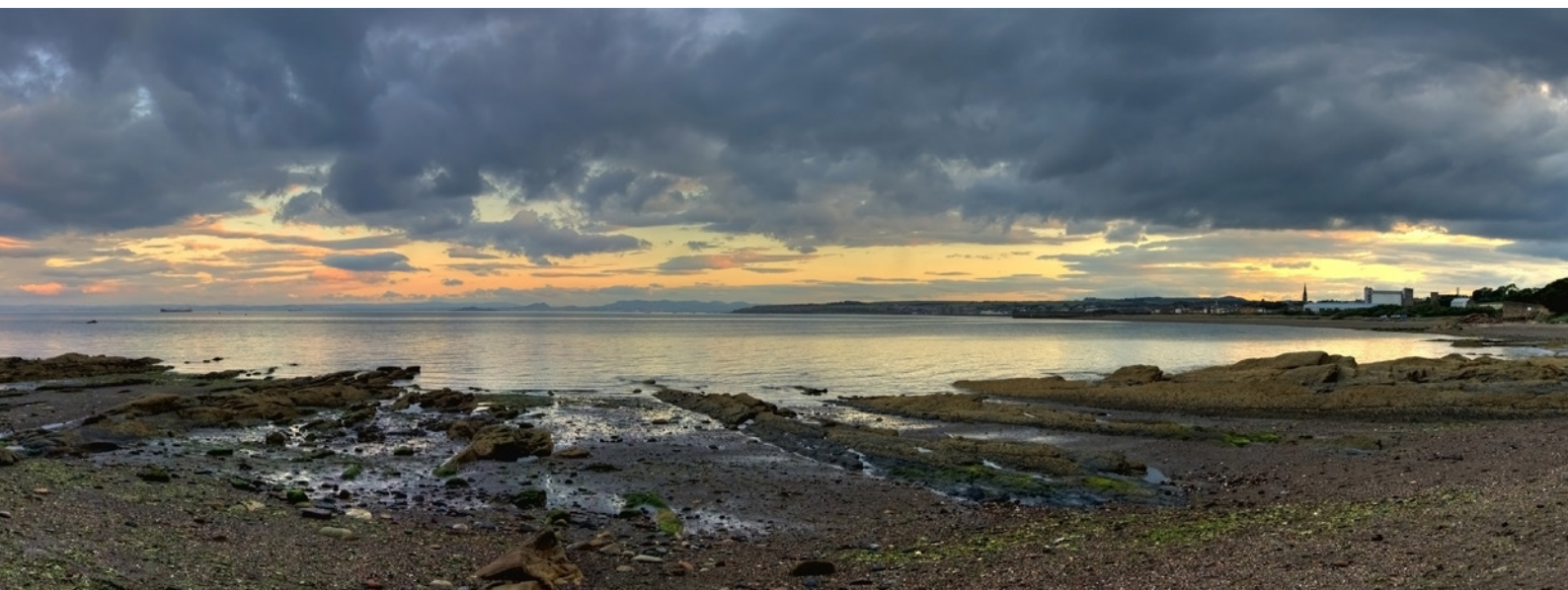
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 112m² | EPC Rating: C



THE LOCATION

Kirkcaldy is a thriving coastal town on the Fife coast, well known for its excellent transport links and broad range of amenities. The town's railway station provides regular services to Edinburgh, Dundee and the wider Fife area, making it an ideal base for commuters while also offering easy access to Scotland's major cities. The A92 is close at hand, connecting to the motorway network for convenient travel by road.





The town centre is home to a wide selection of shops, supermarkets and services, with larger retail outlets available at the Fife Central Retail Park. A variety of restaurants, cafés and leisure facilities, including the modern Kirkcaldy Leisure Centre with its swimming pool and gym, ensure that everyday needs and recreational activities are well catered for.

Kirkcaldy is also rich in green spaces, with Beveridge Park providing a popular destination for walking, play and community events, while Ravenscraig Park and the town's coastal path offer further opportunities for outdoor pursuits. The town has a strong cultural offering too, including the Adam Smith Theatre and local galleries. Schools, healthcare provision and community amenities are all readily available, making Kirkcaldy a practical and appealing choice for families and professionals alike.



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