




McEwan Fraser Legal
Solicitors & Estate Agents
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175 Craigmount
KIRKCALDY, FIFE, KY2 6PA



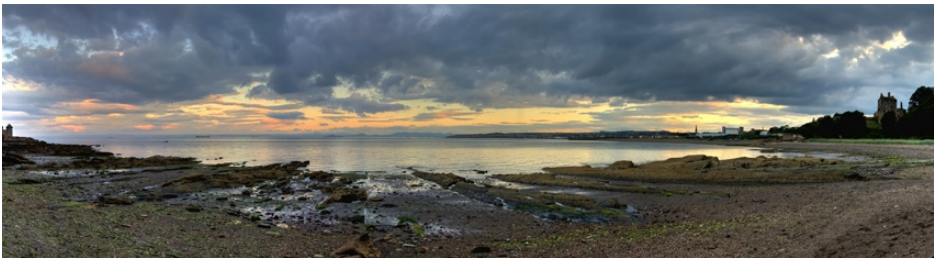
KIRKCALDY

FIFE, KY2 6PA

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.

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. There is a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.



175 CRAIGMOUNT

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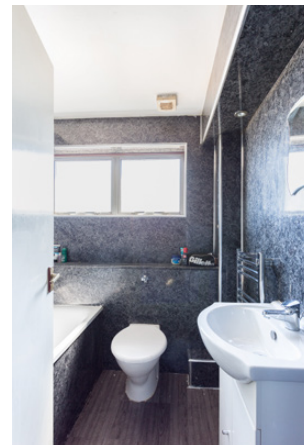
McEwan Fraser Legal is delighted to introduce to the market this three bedroom mid-terraced villa.

An ideal family home, the dining lounge is spacious and enjoys a dual aspect over both gardens. Presented in a contemporary colour scheme with laminate flooring, this room has a modern feel. The kitchen offers an array of cabinets on both floor and wall level with contrasting worktops. A door from here opens to the back garden.

A staircase rises to the first floor to two bedrooms and the family bathroom. A further staircase leads to the attic conversion and bedroom three. All three of the bedrooms benefit from built-in wardrobes or storage. The family bathroom consists of a three-piece white suite.

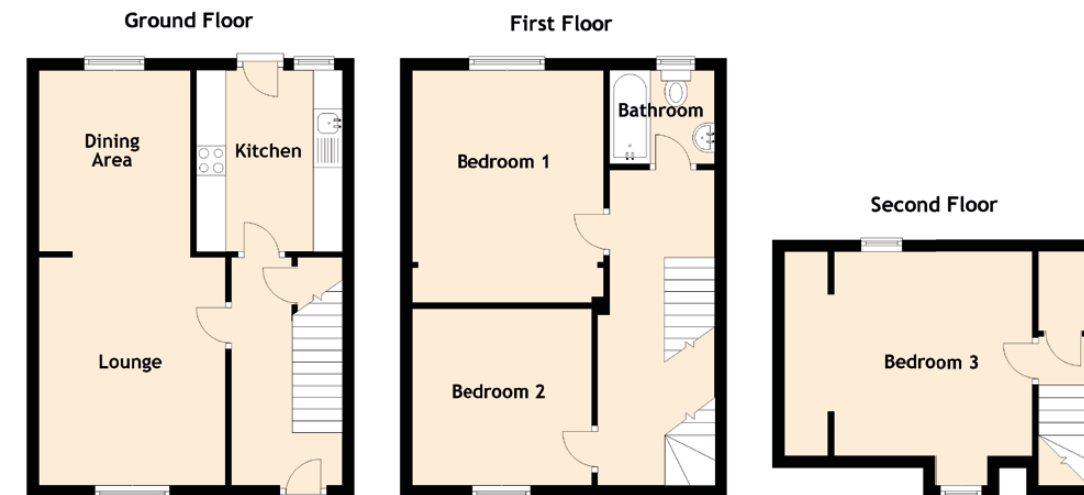
The garden to the front and back are a mix of gravel and patio. This is an excellent size family home.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor
 Lounge 3.90m (12'10") x 3.20m (10'6")
 Dining Area 3.10m (10'2") x 2.60m (8'6")
 Kitchen 3.10m (10'2") x 2.50m (8'2")

First Floor
 Bedroom 1 3.30m (10'10") x 3.30m (10'10")
 Bedroom 2 3.10m (10'2") x 3.00m (9'10")
 Bathroom 1.80m (5'11") x 1.60m (5'3")

Second Floor
 Bedroom 3 3.50m (11'6") x 3.40m (11'2")

Gross internal floor area (m²): 91m²

EPC Rating: D

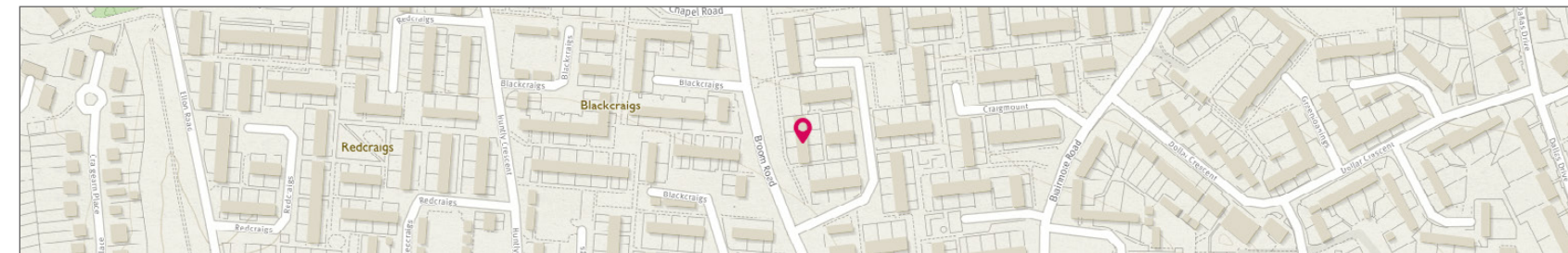


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