




McEwan Fraser Legal

Solicitors & Estate Agents

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147 Massereene Road

KIRKCALDY, KY2 5RX



THE LOCATION

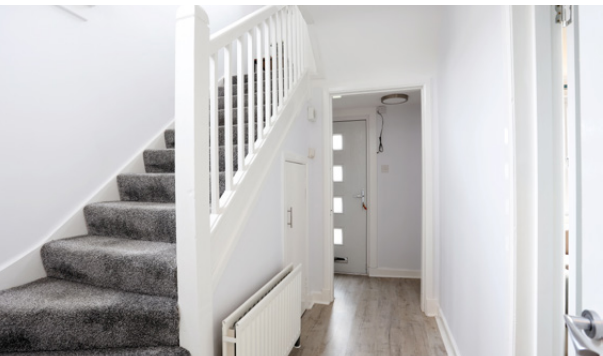
KIRKCALDY

Kirkcaldy, a town on the eastern coast of Fife, offers a rich tapestry of history and modernity. Situated along the scenic Firth of Forth, this town boasts stunning coastal views and a vibrant atmosphere. With a strong emphasis on culture, Kirkcaldy is home to various museums, art galleries, and theatres. The Adam Smith Theatre is a cultural hub, hosting a variety of performances and events.

For leisure and recreation, there are numerous parks and green spaces, perfect for outdoor enthusiasts and families. Beveridge Park, in particular, is a delightful spot for a leisurely stroll or a family picnic. Kirkcaldy's town centre is a bustling hub, offering a wide array of shops, restaurants, and cafes. The Mercat Shopping Centre and High Street are popular destinations for retail therapy and dining.

Education is well-catered for by various primary and secondary schools, making Kirkcaldy an appealing choice for families. The town's transport links are excellent, with a railway station providing easy access to Edinburgh and other major cities. For motorists, the A92 road connects Kirkcaldy to nearby towns and cities. Overall, Kirkcaldy offers an appealing blend of history, culture, and modern amenities against the backdrop of picturesque coastal scenery. It's a place where both past and present converge, providing residents with a high quality of life.





THE PROPERTY

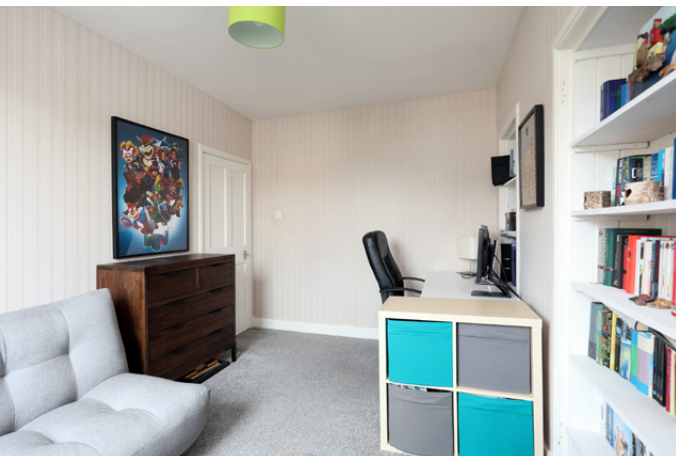
147 MASSEREENE ROAD

McEwan Fraser Legal is delighted to offer a part exchange against this wonderful home. Sitting proudly on an elevated site, this three-bedroom villa offers a captivating coastal lifestyle with majestic views that are truly awe-inspiring.

The lounge, generously spacious, defies description and must be seen to be fully appreciated. A modern and bright kitchen diner awaits, boasting stylish shaker-style units and a convenient door leading to the back garden. The family bathroom, thoughtfully located on the ground floor, features a bath with an overhead shower, adding to the practicality of this home. Venture upstairs, and you'll discover three generously sized bedrooms, each offering comfort and space. The extensive gardens surrounding this property are a source of delight, providing ample room for outdoor enjoyment and recreation. Additionally, there's potential to reinstate a drive to the rear of the property for added convenience.

This villa is more than a home; it's a sanctuary where you can bask in the beauty of coastal living. With its spacious rooms and breathtaking views, it's a place where cherished memories are waiting to be made. Don't miss the chance to make this your forever home.





THE DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Kitchen	4.00m (13'2") x 3.05m (10')
Lounge	4.80m (15'9") x 4.35m (14'3")
Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	4.20m (13'10") x 2.90m (9'6")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 1.40m (4'7")

Gross internal floor area (m²): 101m²
EPC Rating: D

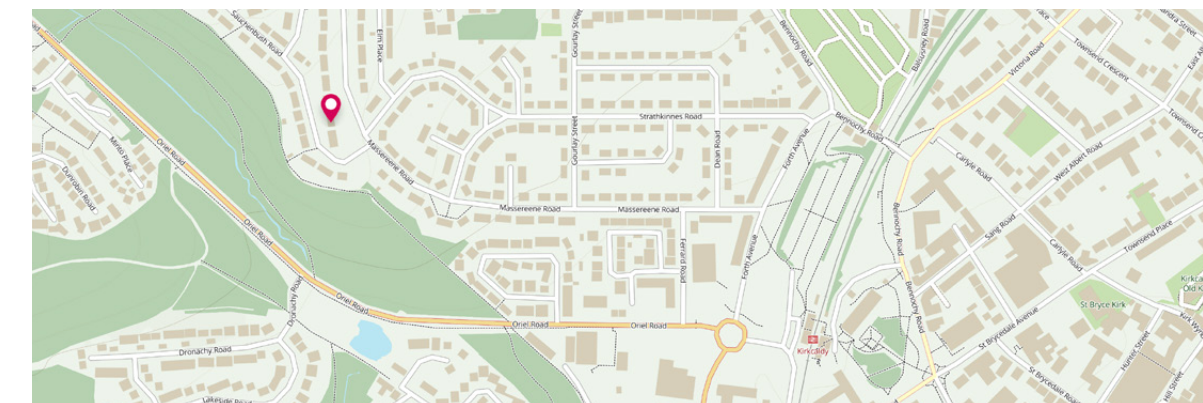
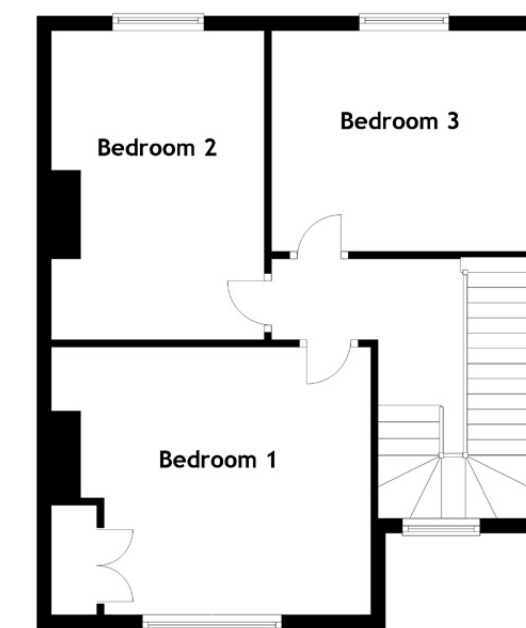
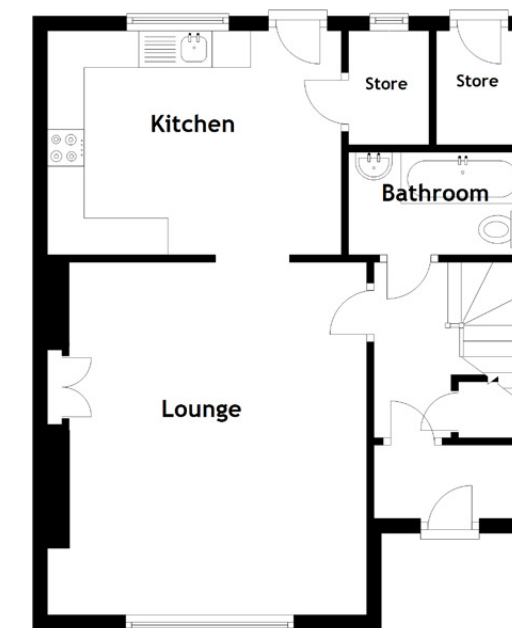


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Part
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