

9 Allardice Crescent

KIRKCALDY, FIFE, KY2 5TY



Excellent three-bedroom home on a large plot with planning permission for a double-storey extension



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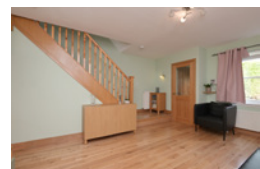


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McEwan Fraser Legal is delighted to market this three-bedroom villa in walk-in condition.

THE LOUNGE



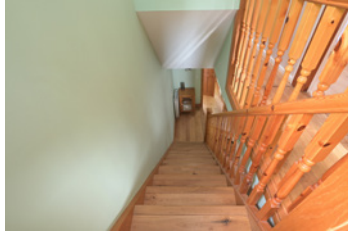
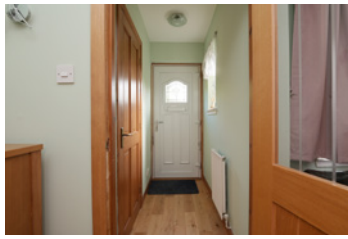
Entrance to the property is through the front door into the hallway, which leads to the bright lounge. The spacious lounge is pleasantly located at the front with a large window flooding the room with natural light, looking out to the front garden.

THE KITCHEN



The breakfasting kitchen is a good size and offers a good range of stylish floor and wall-mounted units with integrated appliances and doors leading to the rear south-facing garden. Also on this level, there is a stylish WC.





The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious, good-sized bedrooms on this level, with the master offering built-in wardrobes and views across the development. This completes the accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



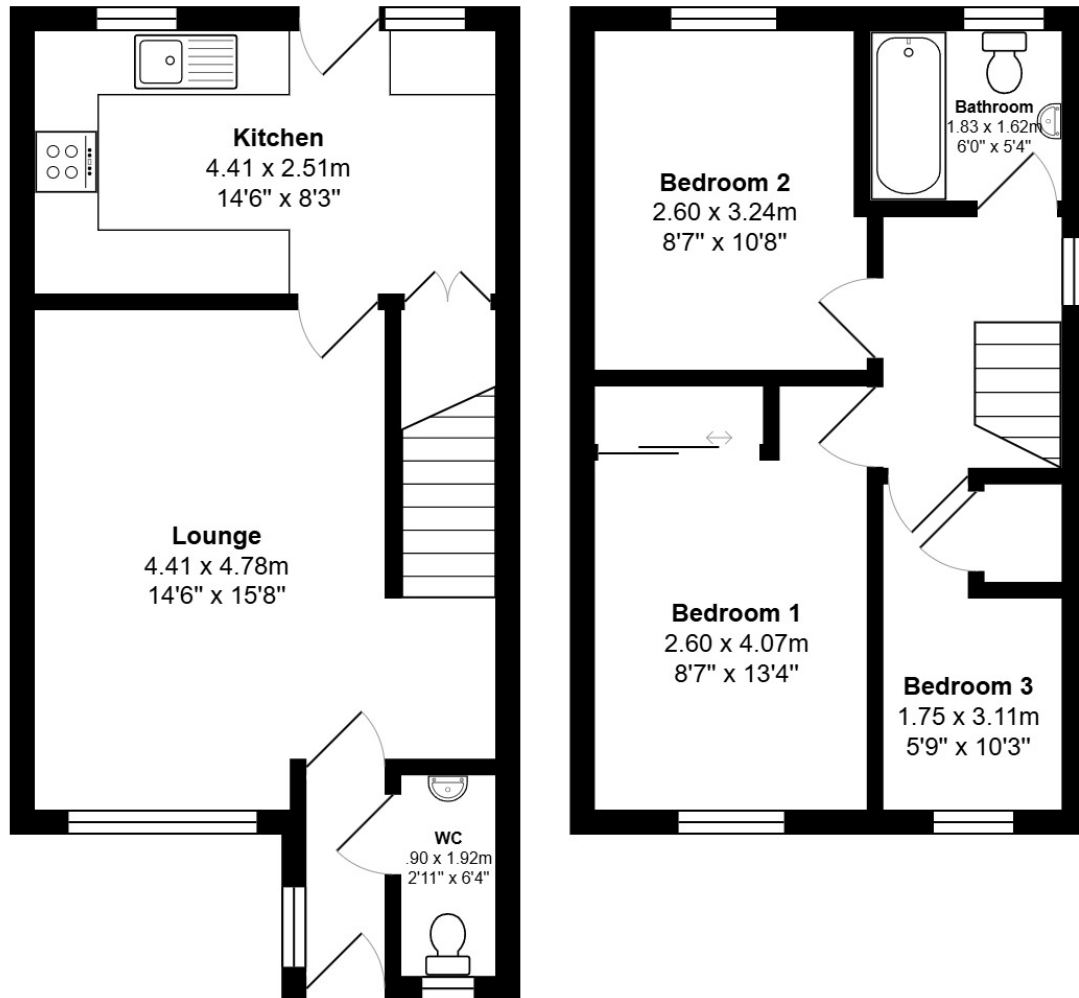
The property further benefits from double glazing, gas central heating and a large driveway.
The gardens are immaculate and offer low maintenance with a summer house.

This is a must-see to appreciate the accommodation on offer.

EXTERNALS

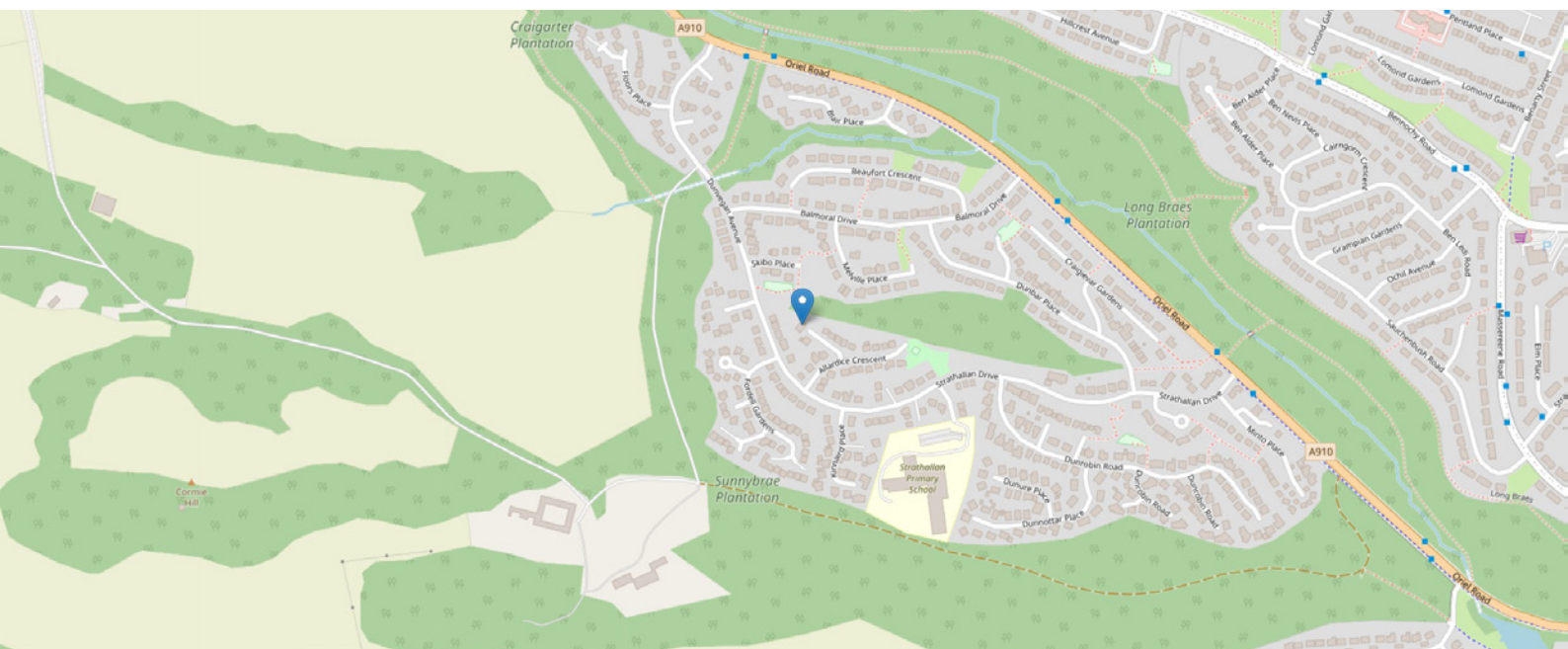


FLOOR PLAN & DIMENSIONS



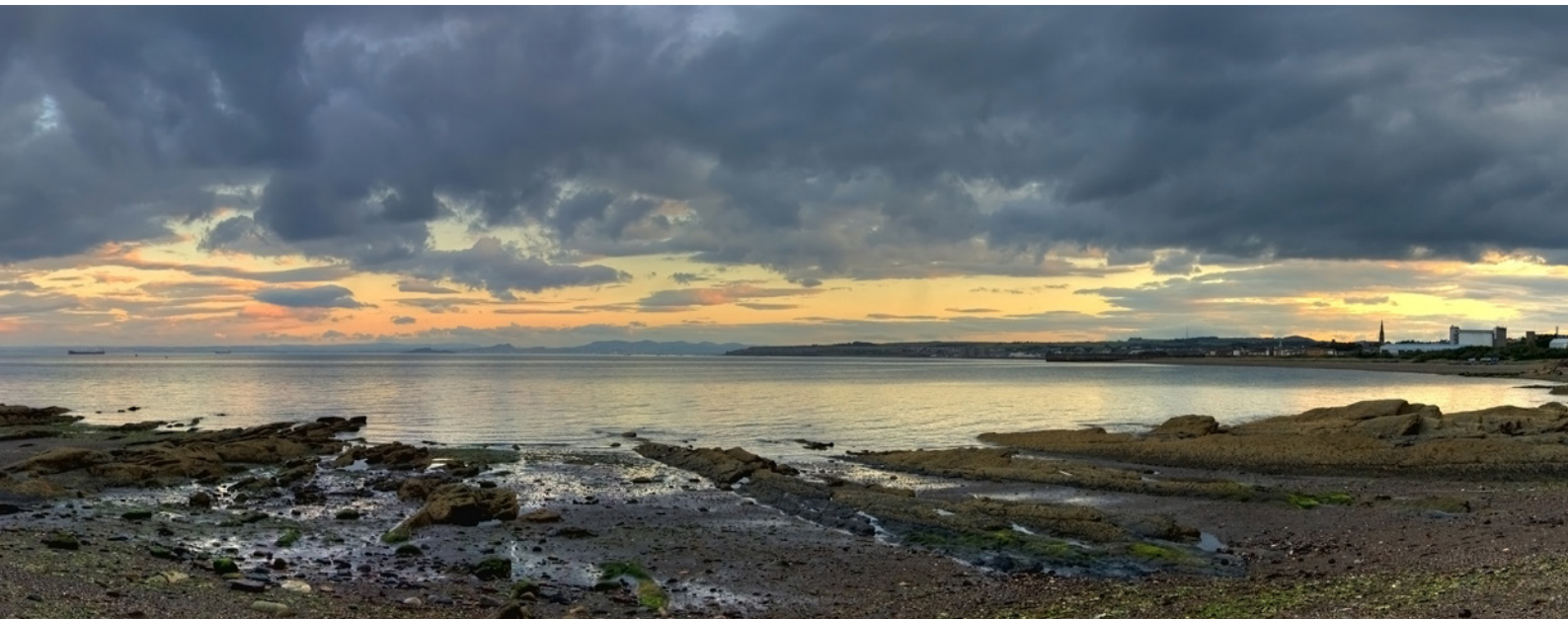
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 68m² | EPC Rating: D



THE LOCATION

For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the north of Dunfermline and the Forth Bridges. Kirkcaldy has excellent shopping facilities, including the Mercat shopping centre, a cricket club in Dunnikier Park, 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. There are also four secondary schools and twelve primary schools.

Kirkcaldy train station is easily accessible from this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. For those who enjoy the outdoors.



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