

37 Kingslaw Avenue

KIRKCALDY, FIFE, KY1 2DD



IMMACULATE FOUR-BEDROOM DETACHED
VILLA OFFERS SUPERB OPEN-PLAN LIVING



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Every so often, a home comes to the market that effortlessly balances contemporary elegance with the practicalities of modern family life. This exceptional four-bedroom detached villa is one such home. Occupying a prime corner plot within the prestigious Kingslaw development, this beautifully presented detached residence offers an outstanding opportunity to acquire a spacious family home in genuine walk-in condition.

Thoughtfully designed with today's lifestyles in mind, it combines generous living spaces, quality finishes and a private garden setting, creating a home that is as practical as it is stylish. From its attractive façade to its carefully maintained gardens, the property enjoys an immediate sense of presence. Its enviable position within the development not only enhances privacy but also allows natural light to flood the accommodation throughout the day, creating bright, welcoming interiors that are a pleasure to come home to.

A spacious reception hall provides an elegant introduction, leading through to a beautifully proportioned lounge where large windows create a warm and relaxing atmosphere—perfect for quiet evenings or entertaining family and friends.





The true heart of the home is the impressive open-plan kitchen, dining and family room. Designed around the way families live today, this exceptional space effortlessly combines cooking, dining and relaxing into one sociable environment. The contemporary kitchen is beautifully appointed with quality cabinetry, generous work surfaces and integrated appliances, while the adjoining dining and family area provides ample space for everyday life, celebrations and entertaining alike. French doors open directly onto the enclosed rear garden, creating a seamless connection between inside and out and making summer dining and family gatherings effortless.

A separate utility room offers valuable additional storage and laundry facilities, helping to keep the main living spaces beautifully organised, while a convenient cloakroom completes the ground floor.



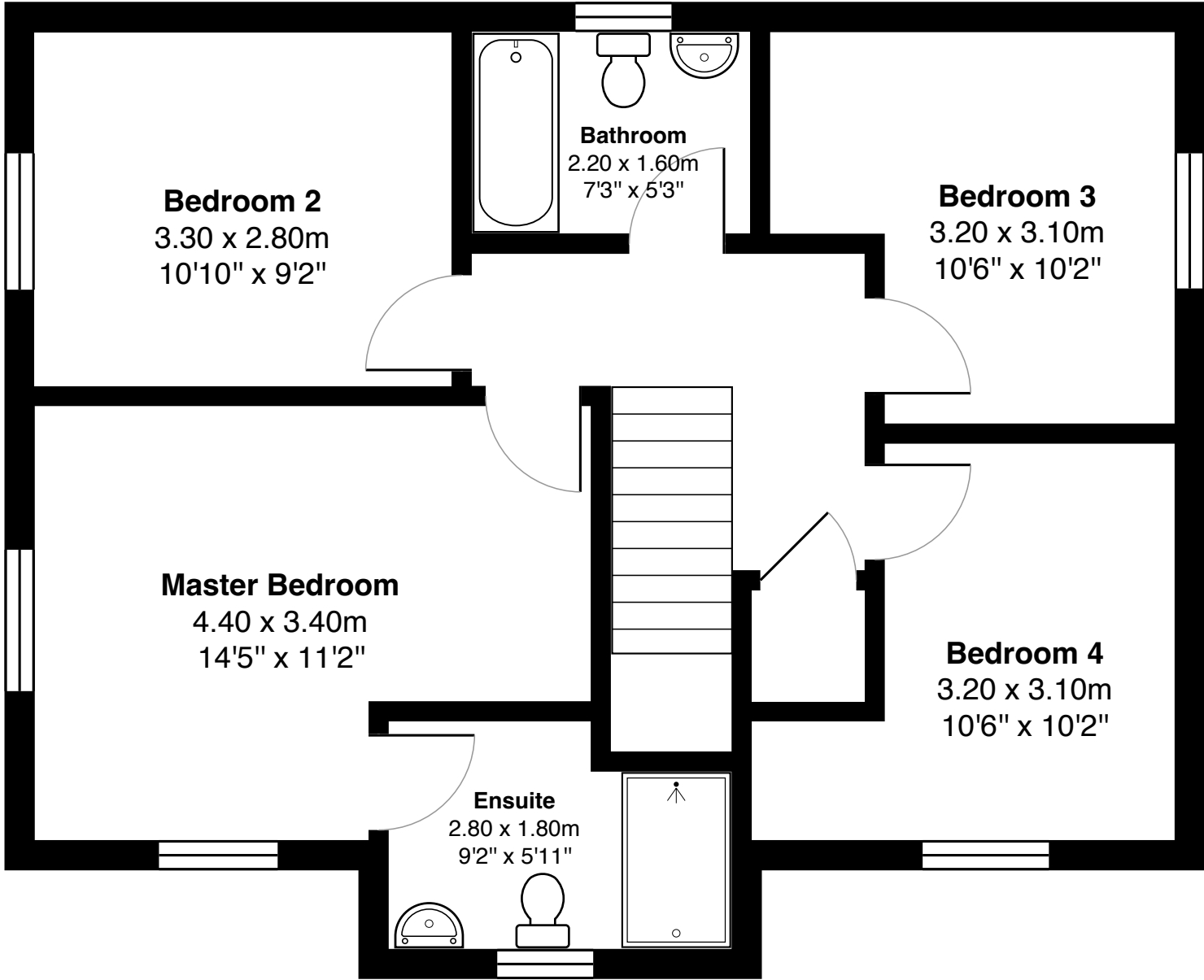
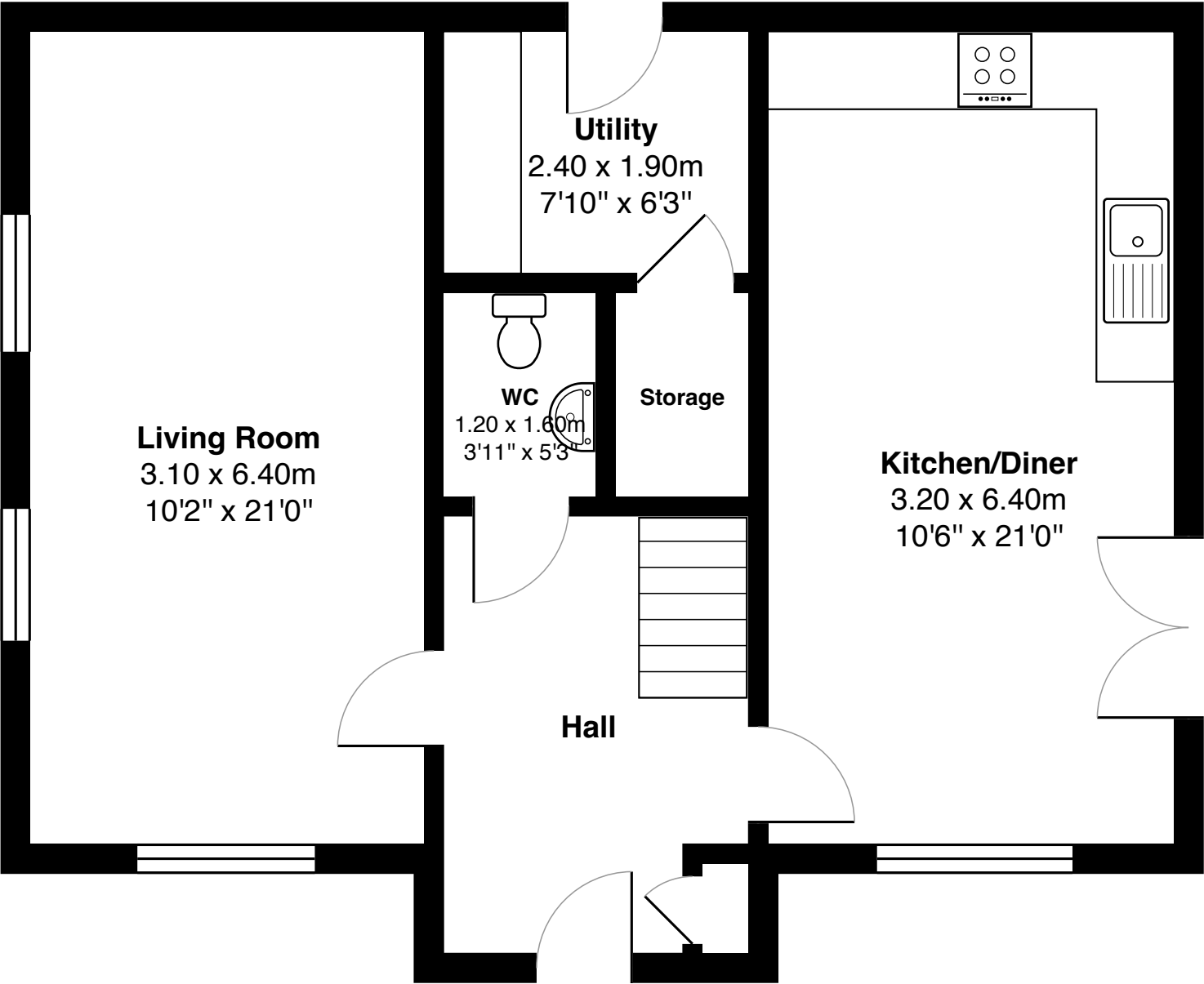




The sense of space continues upstairs. The principal bedroom provides a peaceful retreat, complete with a stylish en-suite shower room and fitted storage, creating an ideal sanctuary at the end of the day. Three further generously proportioned bedrooms offer exceptional flexibility for growing families, guests or those working from home, all served by a contemporary family bathroom finished to a high standard.







Gross internal floor area (m²): 124m²
EPC Rating: B



Outside, the corner plot is a genuine asset. The enclosed gardens provide a safe and secure environment for children and pets while offering an excellent degree of privacy rarely found within modern developments. Whether enjoying family time outdoors, entertaining guests or simply relaxing in the sunshine, this beautifully maintained garden complements the home perfectly. A generous driveway leads to a detached garage complete with light and power, providing secure parking, excellent storage or workshop potential.

Further benefits include gas central heating, double glazing and the reassurance of the remaining NHBC warranty, providing peace of mind for years to come. Beautifully presented, thoughtfully designed and occupying one of the most desirable plots within this sought-after development, this outstanding home offers everything today's discerning family buyer could wish for.



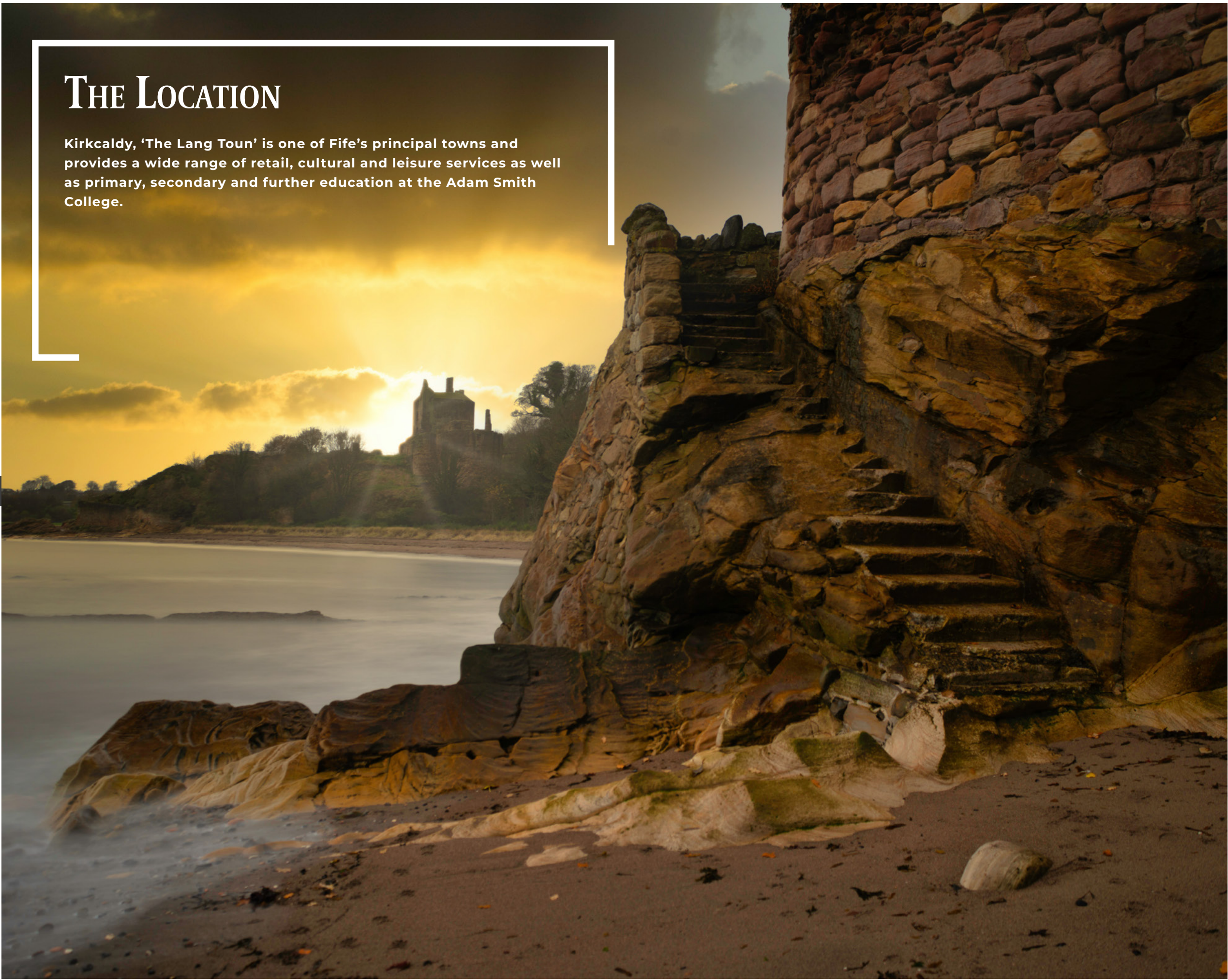
THE LOCATION

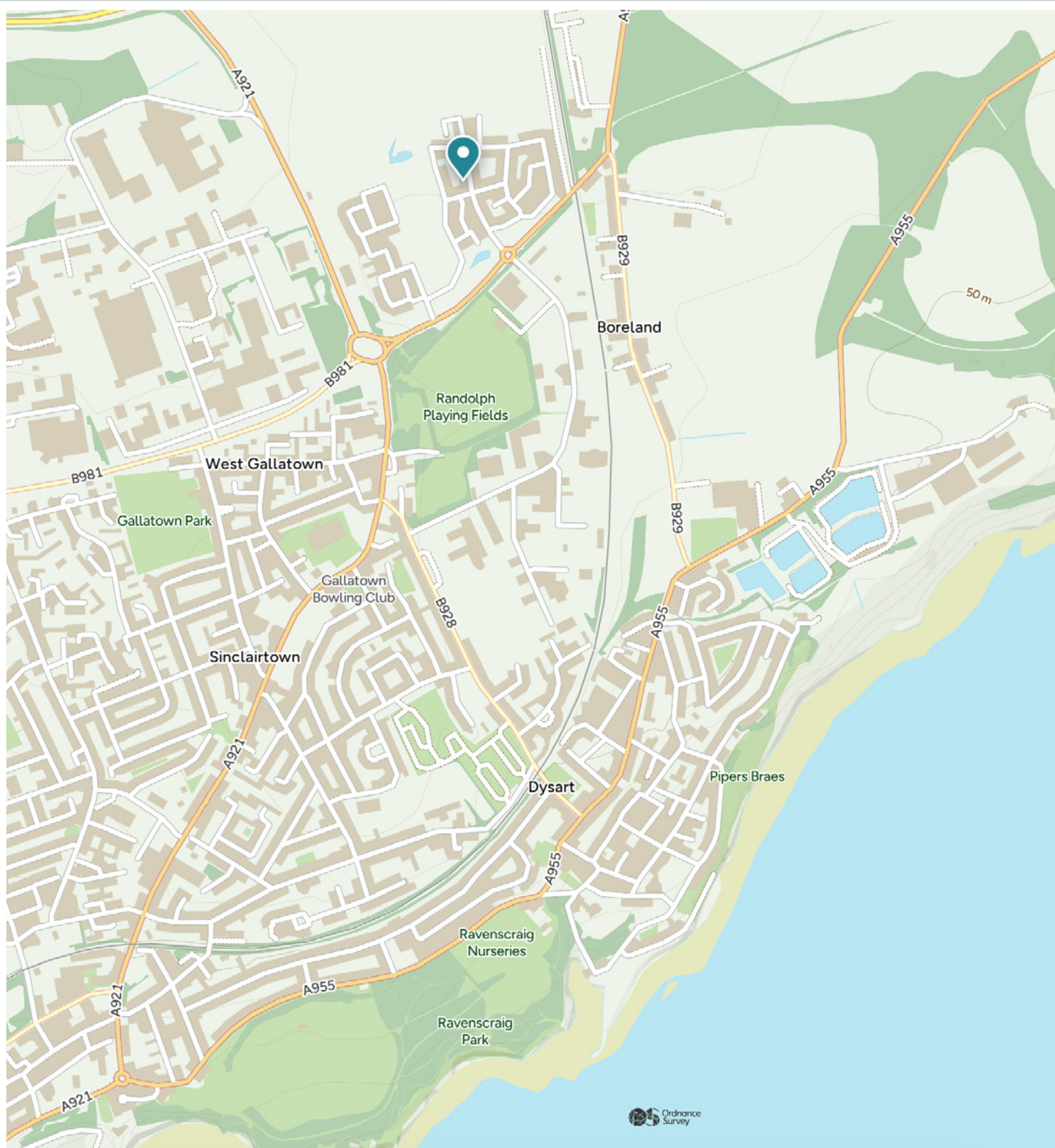
Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College.

A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre on the High Street, along with independent shops, and the large retail Park. 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 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.





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