





Well presented 2 bed semi detached villa situated within the ever popular new listing area of Kirkcaldy.

The property benefits from being situated in a highly desirable location, being well maintained, with spacious living accommodation, large driveway, enclosed rear garden and brick built garage.

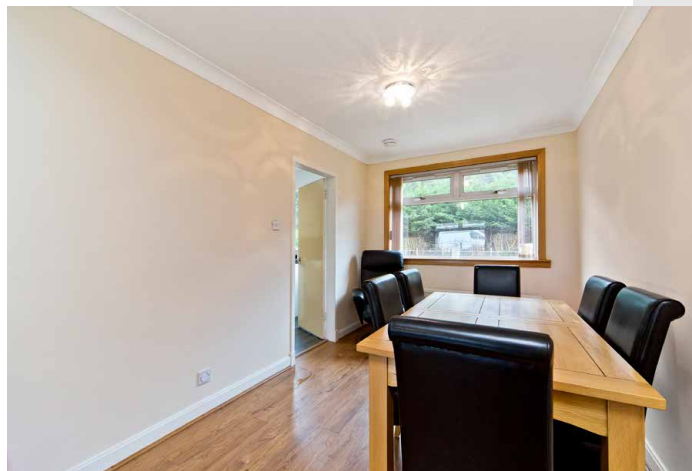
Kirkcaldy itself benefits from local shopping located at the town centre and Fife retail park along with recreational facilities including; leisure centre, theatre, museum, Dunnikier Golf Course, Beveridge and Ravenscraig Parks, bars and restaurants to name a few. Primary and Secondary Schooling nearby.

The town has its own mainline railway station making this an ideal location for the commuter. There are good links to the motorway system allowing Dundee, Glenrothes, Dunfermline and Edinburgh all to be reached within a comfortable drive. In addition to this, there is a good local bus route.

The property accommodation consists of: entrance hallway with stairwell leading to upper landing with under stair cupboard providing storage space, bright and spacious lounge open plan to dining area with dual aspect windows, fitted kitchen with integrated oven, hob, extractor and doorway leading to the rear garden, bathroom with 3 pieces suite with shower over the bath and partially wet walled, upper landing gives access to 2 double bedrooms. GCH/DG.

Externally the front garden is of good size with a laid to lawn section and a large driveway providing off street parking for a few cars and leads to the built brick garage, which is supplied with power and light with an up and over door. The rear garden is private and fully enclosed.

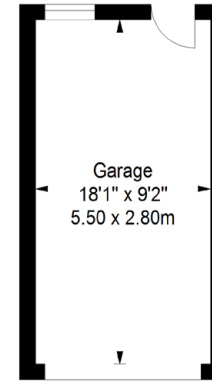
EPC Rating - D.



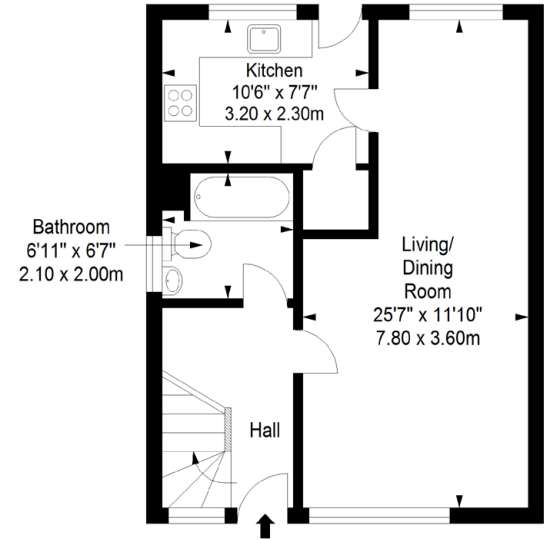




Garage
Approx. 15.4 sq. metres (165.8 sq. feet)



Ground Floor
Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 95.8 sq. metres (1031.2 sq. feet)

First Floor
Approx. 34.8 sq. metres (374.6 sq. feet)

