



11 Craigfoot Walk,
Kirkcaldy, East Fife, KY1 1GA.

CALL US ON 0131 447 4747



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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with extensive storage.
- Cloakroom/WC.
- Generously proportioned drawing room with a French door to rear.
- Feature fireplace & views to rear.
- Spacious breakfasting kitchen with appliances.
- Utility room with access to rear garden & triple garage.
- Formal dining room with hatch to kitchen.
- Master bedroom with fitted storage, walk-in wardrobe & en-suite bathroom.
- Upper landing accessed via carpeted staircase with wooden balustrade.
- Extensive fitted storage on upper landing.
- Two good-sized double bedrooms - one with fitted wardrobes & both with en-suite shower rooms.
- Further double bedroom with a Juliet-style balcony & stunning views.
- Single bedroom.
- Home office/study.
- Family bathroom.
- Gas central heating.
- Double glazing.
- Private garden areas to front.
- Monoblock driveway.
- Triple garage controlled by remote control.
- Pathway to side.
- Extensive southeast facing garden to rear.
- Stunning view across the Firth of Forth to the East Lothian coastline & North Berwick Law.
- Unrestricted on-street parking.

GENERAL DESCRIPTION

A fabulous, detached villa situated within a sought after modern development in the popular coastal town of Kirkcaldy on the east coast of Fife. The property is an ideal commuter base with its close proximity to the M90 and the benefit of a local train station, while there is a range of local amenities in the Kirkcaldy town itself. The property is set in a picturesque setting overlooking the Firth of Forth across to the East Lothian coastline.

FACTORING NOTE

The communal areas within the development are factored by Greenbelt Ltd at an approximate charge of £23 per month.





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 a good selection of secondary schools and 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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING WITHIN THE UTILITY ROOM. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



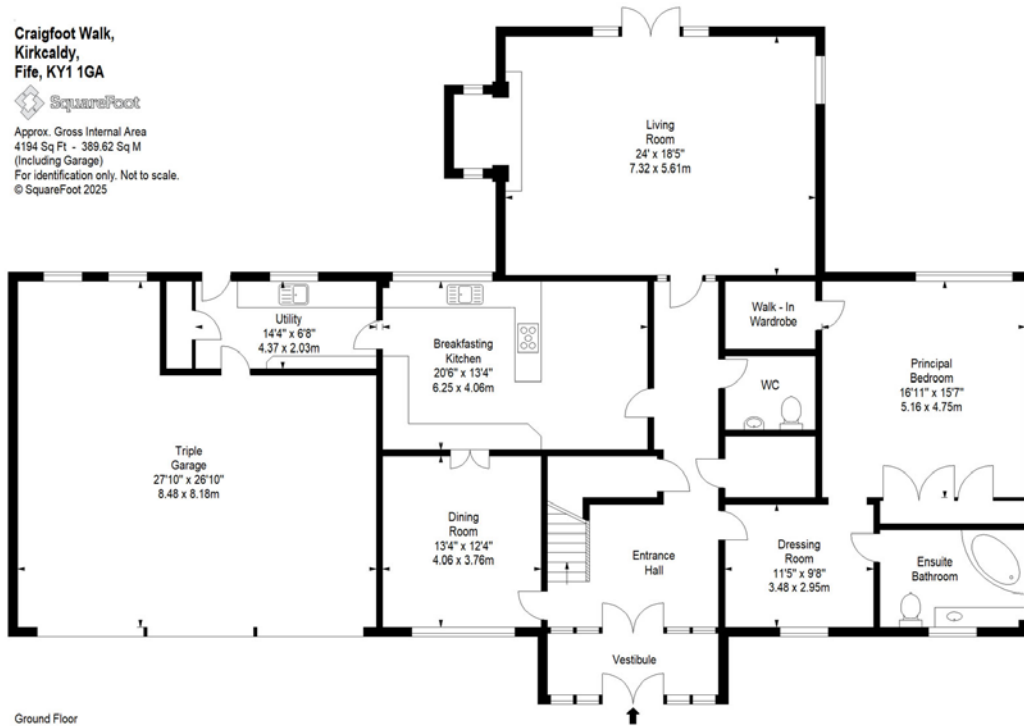
COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 2 MILES TO KIRKCALDY TRAIN STATION.
AIRPORT	APPROXIMATELY 23.6 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

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Fife, KY1 1GA



SquareFoot

Approx. Gross Internal Area
4194 Sq Ft - 389.62 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C



First Floor



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.