

27 Rosslyn Wynd

KIRKCALDY, FIFE, KY1 2BQ



*BEAUTIFUL THREE BEDROOM HOME IN
A DESIRABLE RESIDENTIAL LOCATION*



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27 Rosslyn Wynd is a beautifully appointed semi-detached family villa built by Persimmon Homes. The property has been well maintained by the current owners and is in move-in condition.

There is a welcoming reception hall with a door leading to the lounge. The lounge is pleasantly located at the rear of the property and the hallway with stairs leads to the upper level. The dining kitchen has ample space for family dining/social entertaining and boasts a wonderful modern fitted kitchen with appliances, also to this level, you will find a handy WC. To the upper level, there are three good-sized bedrooms with the master benefiting from an en-suite shower room. The stylish three-piece bathroom completes the accommodation on offer. The property further benefits from gas central heating and double glazing.

There are attractive garden grounds to the rear of the property which are mainly laid to lawn. Off-street parking is provided by a lengthy driveway.

Viewing is highly recommended to appreciate the accommodation on offer.









Bedroom 1

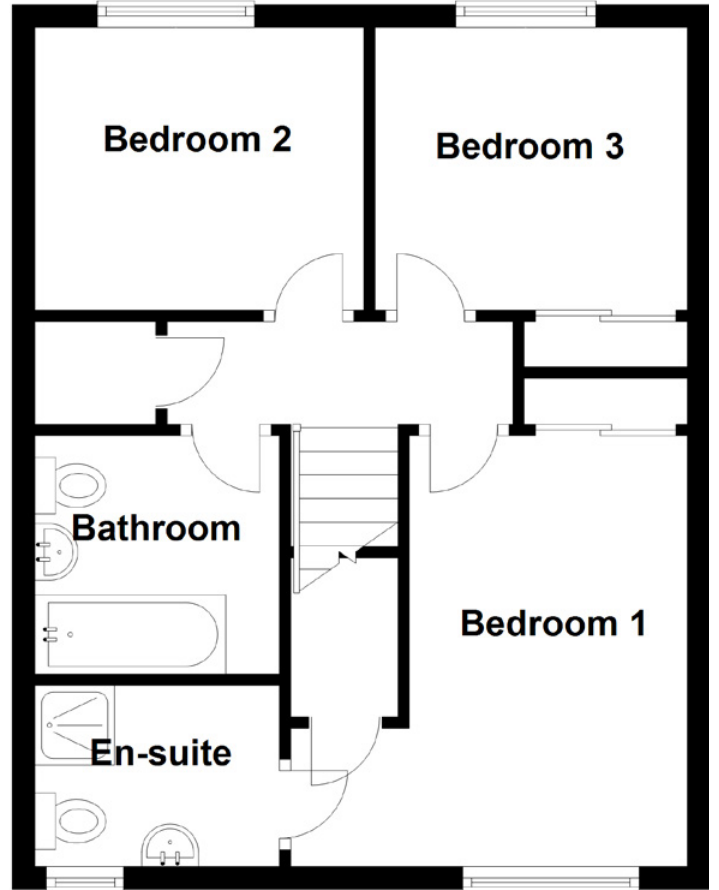
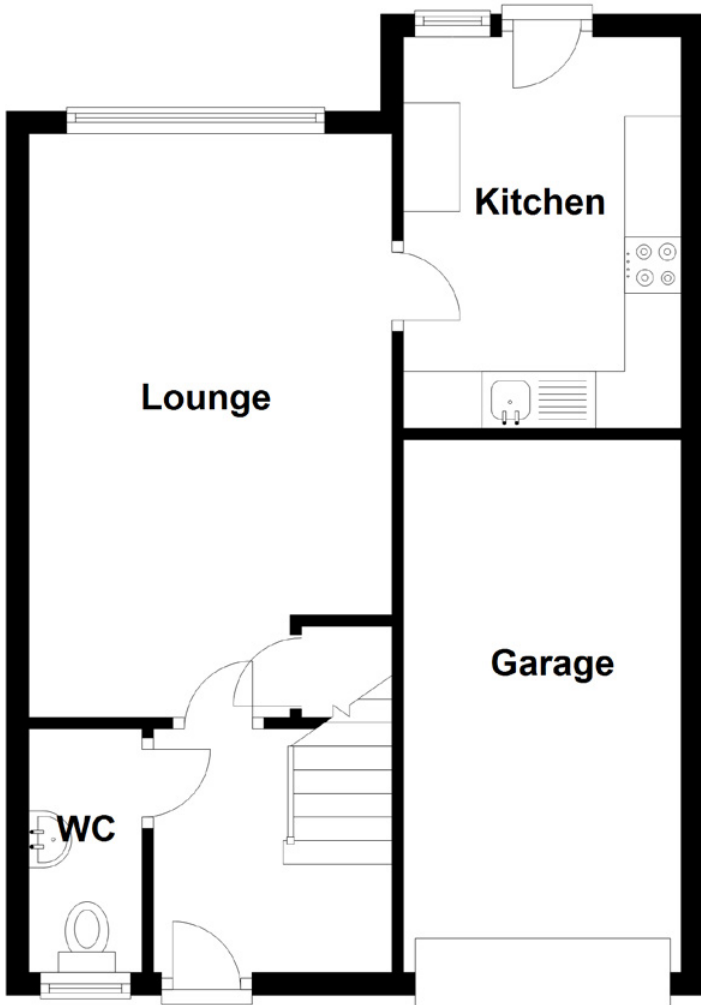




Bedrooms 2&3







Approximate Dimensions

(Taken from the widest point)

Lounge	5.15m (16'11") x 3.20m (10'6")	Bathroom	2.15m (7'1") x 2.10m (6'11")
Kitchen	3.45m (11'4") x 2.45m (8')	En-suite	2.15m (7'1") x 1.60m (5'3")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")		
Bedroom 2	2.90m (9'6") x 2.50m (8'2")	Gross internal floor area (m ²):	75 m ²
Bedroom 3	2.75m (9') x 2.50m (8'2")	EPC Rating:	C



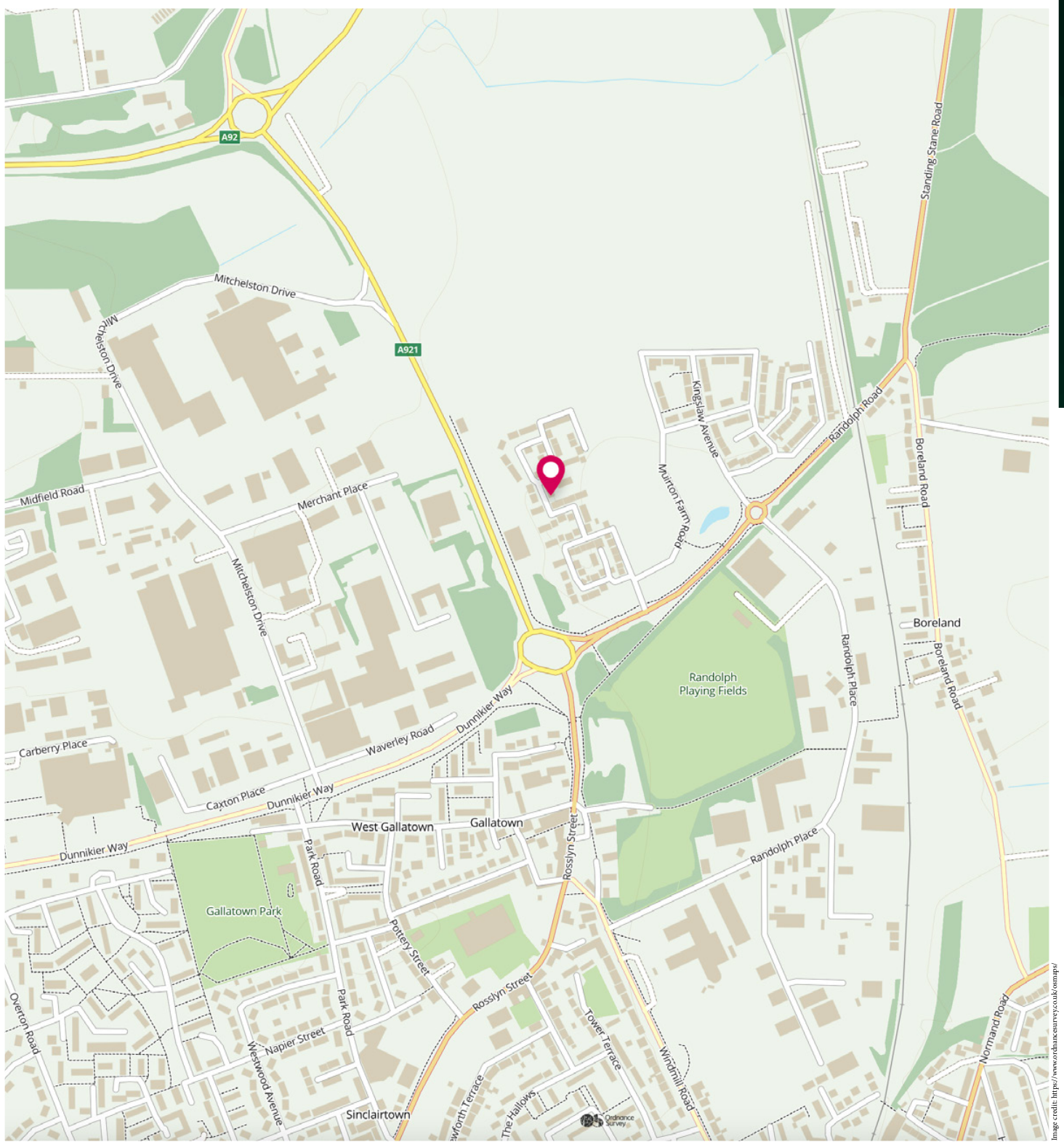


Welcome to Kirkcaldy, a vibrant coastal town situated on the east coast of Scotland, where history, culture, and natural beauty come together to create an unforgettable experience. Nestled along the Firth of Forth, Kirkcaldy boasts a rich heritage dating back centuries. Explore the town's historic landmarks, such as the majestic Ravenscraig Castle, a striking reminder of Scotland's medieval past, or stroll through the picturesque Beveridge Park, with its lush greenery and tranquil ponds, offering a peaceful retreat from the bustle of urban life.

Kirkcaldy is also a hub of creativity and innovation, with a thriving arts scene that includes the Adam Smith Theatre, showcasing a diverse range of performances, from drama and dance to comedy and music. The town's bustling High Street is home to an array of independent shops, boutiques, and cafes, offering a unique shopping and dining experience for visitors and locals alike.

For outdoor enthusiasts, Kirkcaldy's coastal location provides ample opportunities for exploration and adventure. Take a leisurely walk along the Esplanade, with its stunning views of the Firth of Forth and beyond, or enjoy a round of golf at one of the town's renowned courses, including Dunnikier Park Golf Club.

The Location



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