

5 Rosslyn Loan

KIRKCALDY, FIFE, KY1 2DA



Wonderful three-bedroom semi-detached home in a popular residential location



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this wonderful three-bedroom semi-detached home in a popular residential location.

THE LIVING ROOM



The entrance to the property is through a double-glazed front door into the hallway which leads to the living room. The spacious living room is pleasantly located to the front with a window leading out to the front garden.

THE KITCHEN



The kitchen/diner is a good size and offers a good range of stylish floor and wall-mounted units with integrated appliances and French doors leading to a fully enclosed garden that is both animal and child-friendly, also on this level is a handy utility room and WC.



THE UTILITY & WC





The first 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 views across the country. The master bedroom offers a stylish en-suite. This completes the accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

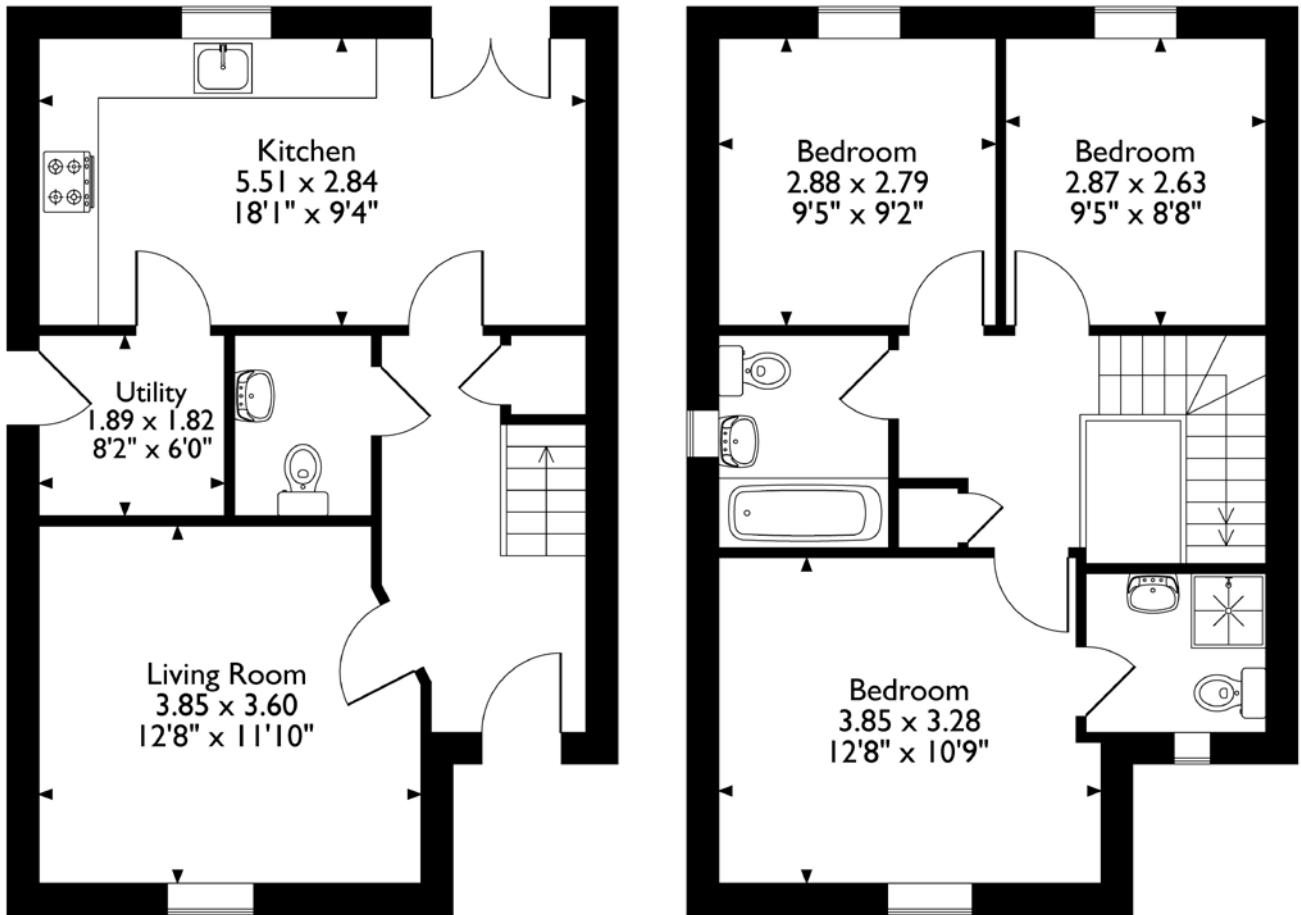


The property further benefits from double glazing, gas central heating and a driveway to the side of the property. This is a must-see to appreciate the accommodation on offer.

EXTERNALS



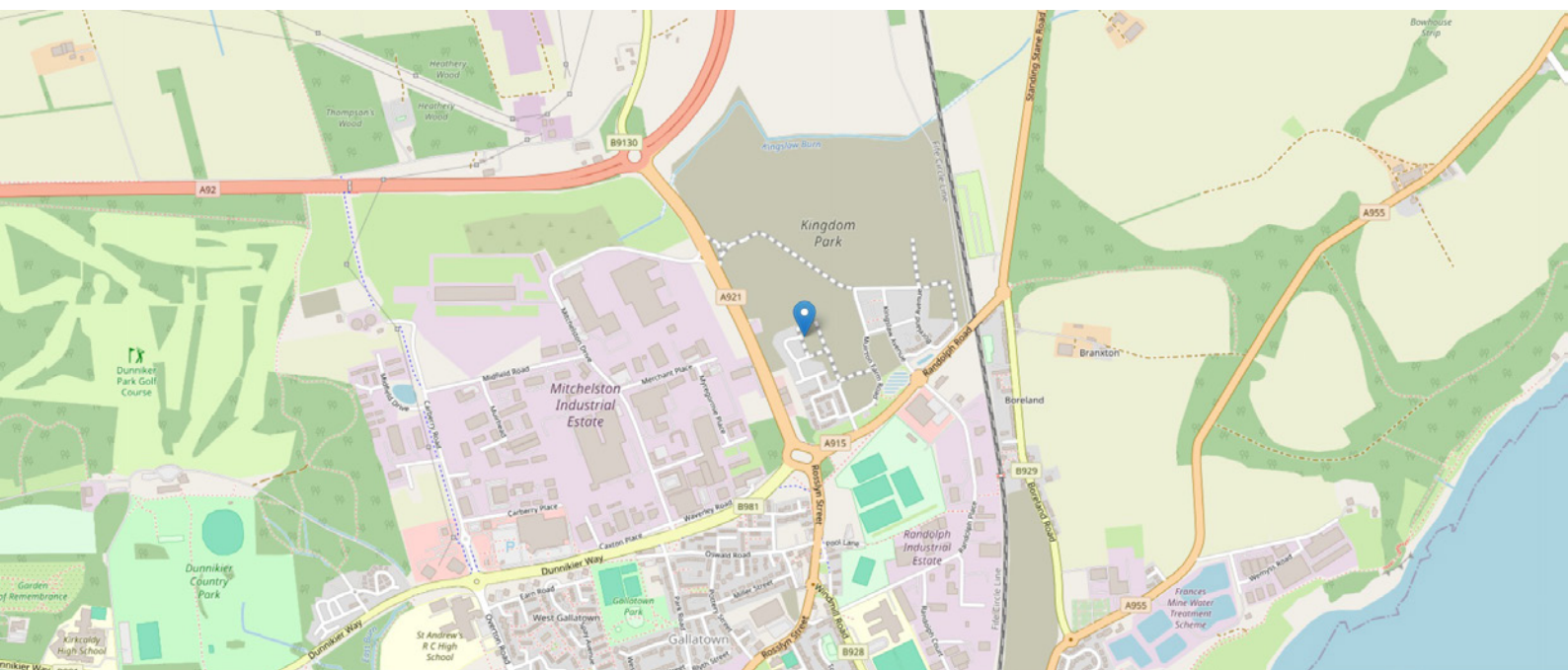
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

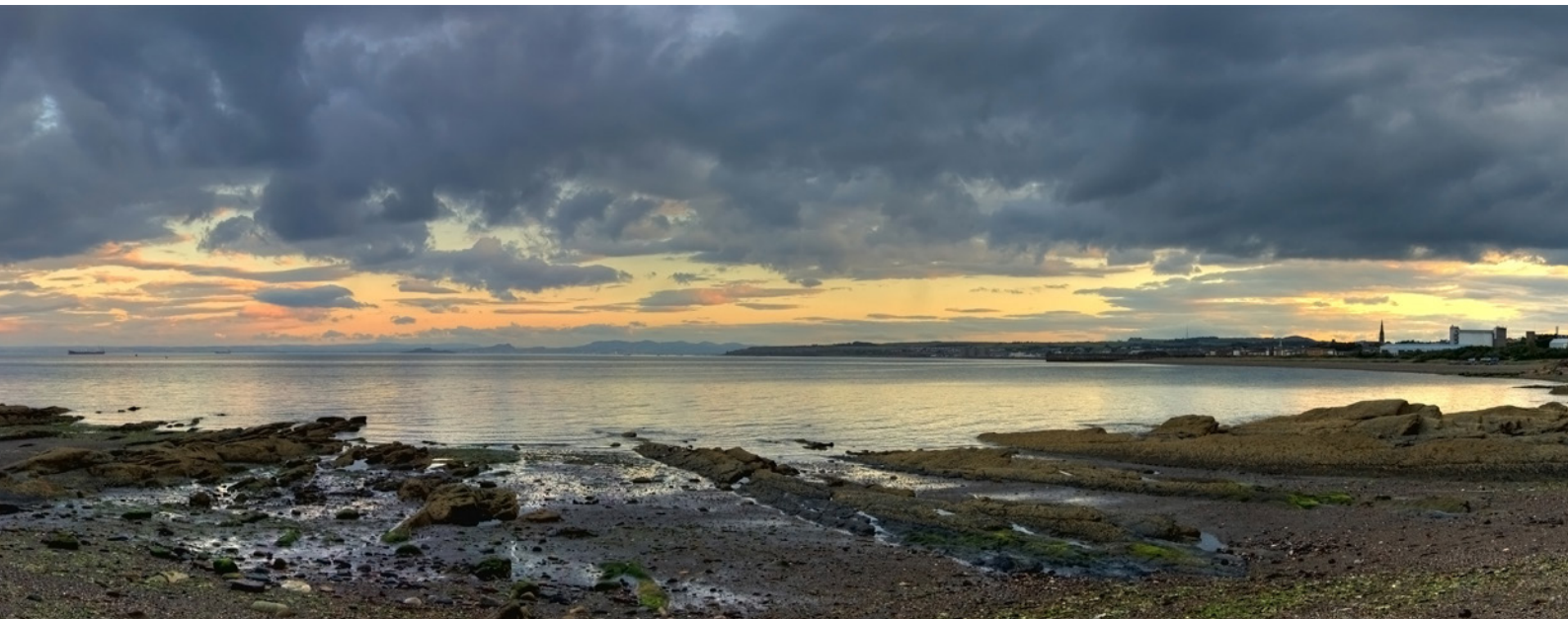
Gross internal floor area (m²): 88m² | EPC Rating: C

Extras: Floor coverings, blinds and integrated appliances.



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 are 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 accessed by 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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