

# 27 Harcourt Road

KIRKCALDY, FIFE, KY2 5HG



UNIQUE FIVE BEDROOM UPPER VILLA  
IN IMMACULATE CONDITION



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27 Harcourt Road is a delightful upper villa with neutral décor throughout, this spacious first floor double upper apartment is situated within walking distance of Kirkcaldy town centre. A fantastic opportunity for a couple, small family or an investment purchaser. With its generous-sized accommodation, gas central heating throughout and its fantastic central location, this property is a must-view. Early viewing is highly recommended.

Access is located to the rear of the building into the inner hallway. The well-appointed kitchen with a good range of floor and wall-mounted units and access to the large utility room. The well-proportioned lounge/dining area leads to all rooms within the property.



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There are three large double bedroom to the front with ample space for free-standing furniture. Within the ground floor there are two large bathrooms, The fully-tiled bathroom with power shower is located to the rear of the property.



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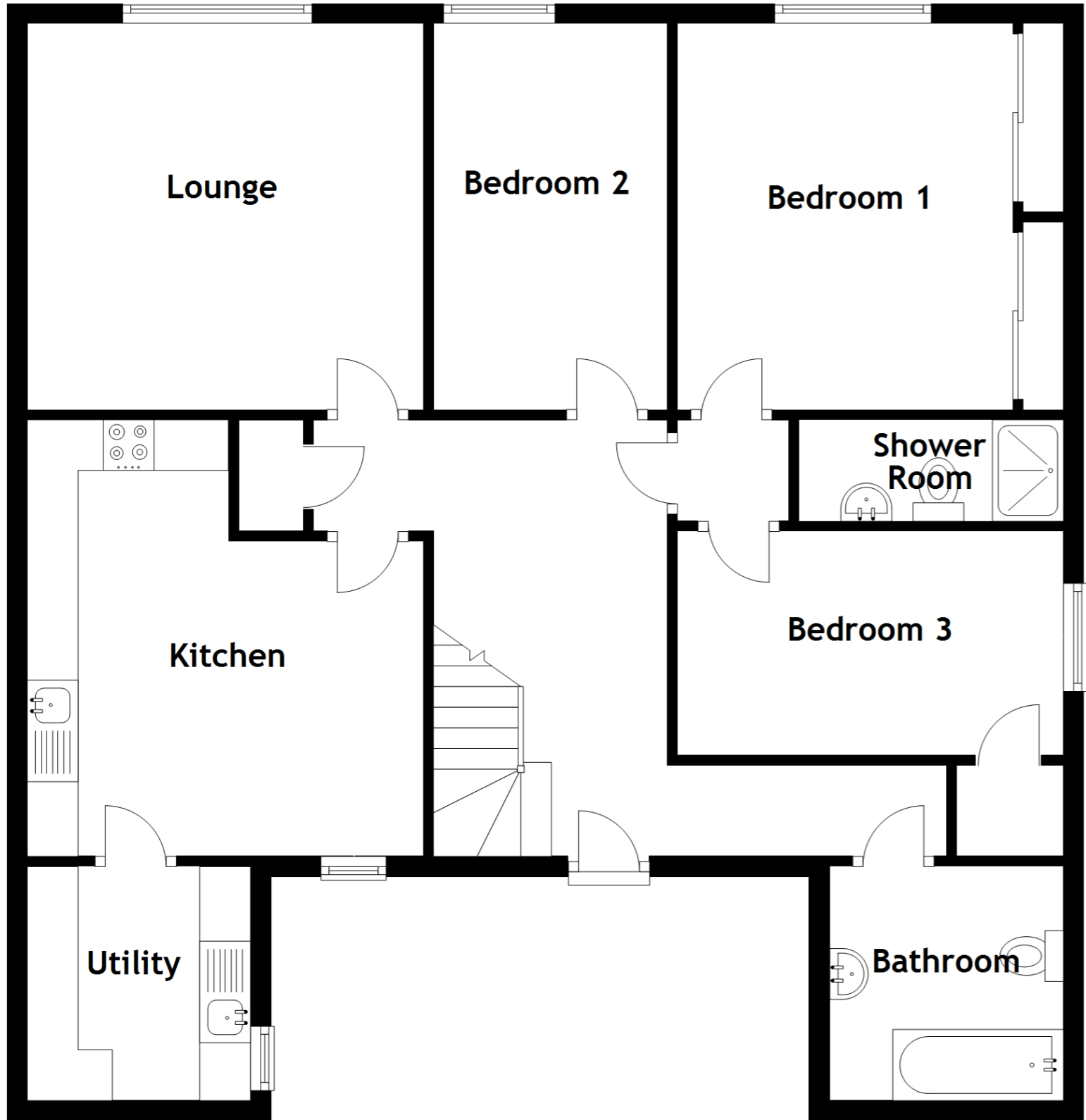


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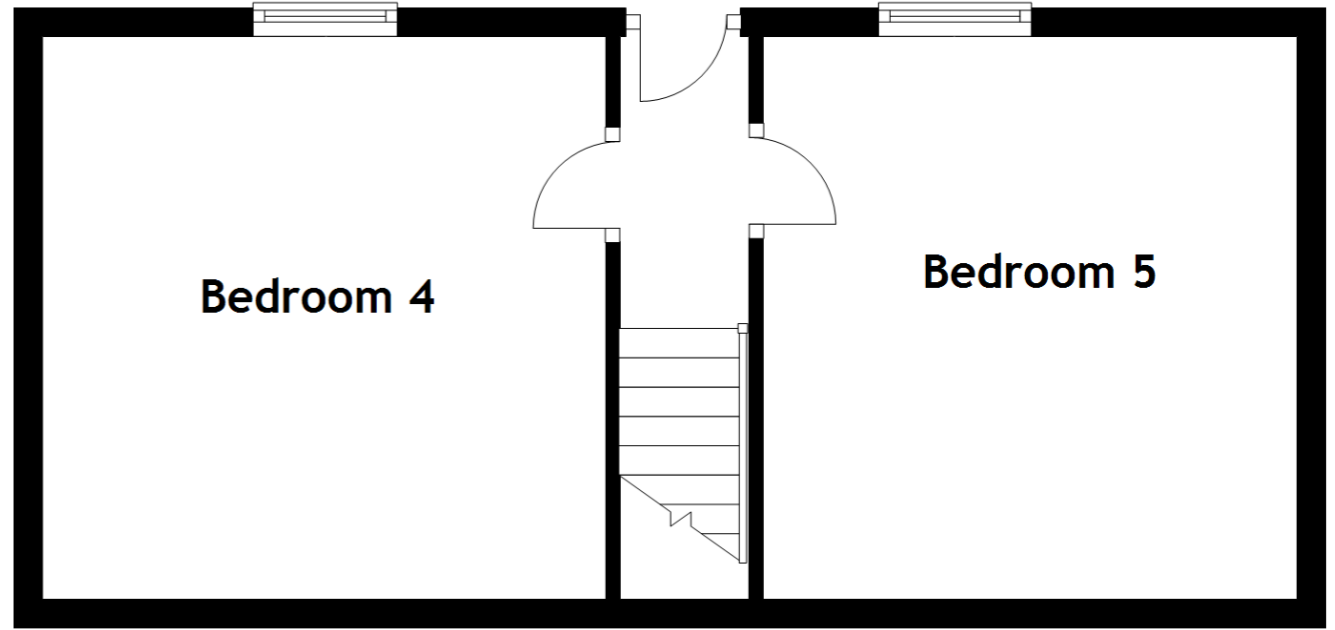
Journey to the upper level where you will discover another two large double bedrooms with Velux windows and panoramic views across the Firth of Forth, this completes the accommodation internally.



Approximate Dimensions  
(Taken from the widest point)

Lounge	3.90m (12'9") x 3.80m (12'6")
Kitchen	4.30m (14'1") x 3.90m (12'9")
Bedroom 1	3.80m (12'6") x 3.30m (10'10")
Bedroom 2	3.80m (12'6") x 2.30m (7'7")
Bedroom 3	3.80m (12'6") x 2.20m (7'3")
Bedroom 4	3.90m (12'10") x 3.90m (12'10")
Bedroom 5	3.90m (12'10") x 3.70m (12'2")
Bathroom	2.30m (7'7") x 2.30m (7'7")
Shower Room	2.60m (8'6") x 1.00m (3'3")
Utility	2.30m (7'7") x 2.20m (7'2")

Gross internal floor area (m<sup>2</sup>): 133m<sup>2</sup>  
EPC Rating: D







In addition the property has gas central heating, double-glazing. parking to the front and two separate garden areas are located to the side and rear of the property.

Viewing is highly recommended to appreciate the accommodation on offer.

## THE LOCATION

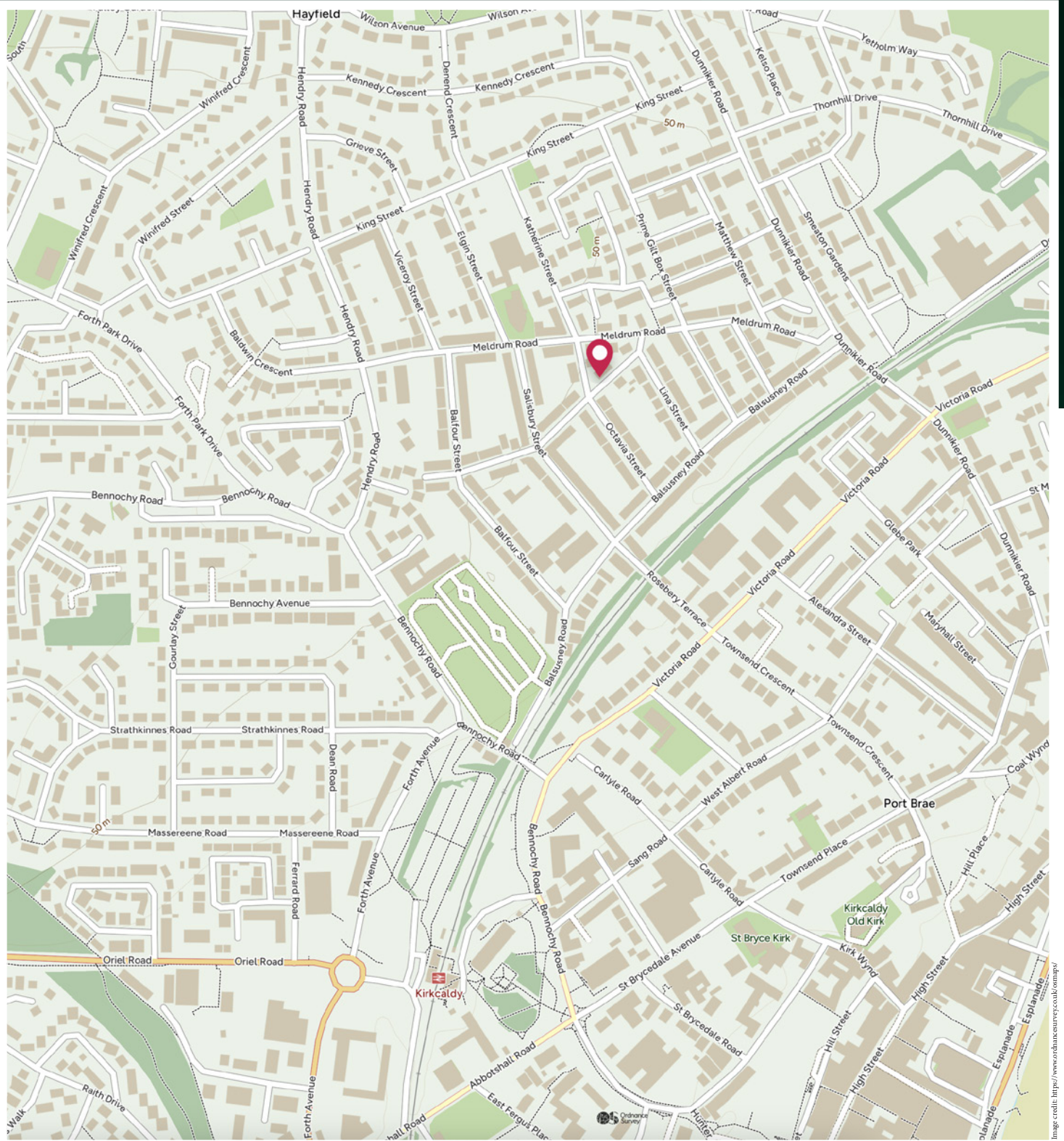
Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College.

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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