

23 Rosslyn Crescent

KIRKCALDY, KY1 2BN



Beautifully presented three-bedroom end-terraced home with spacious living, modern kitchen-diner, master ensuite, landscaped garden, and parking



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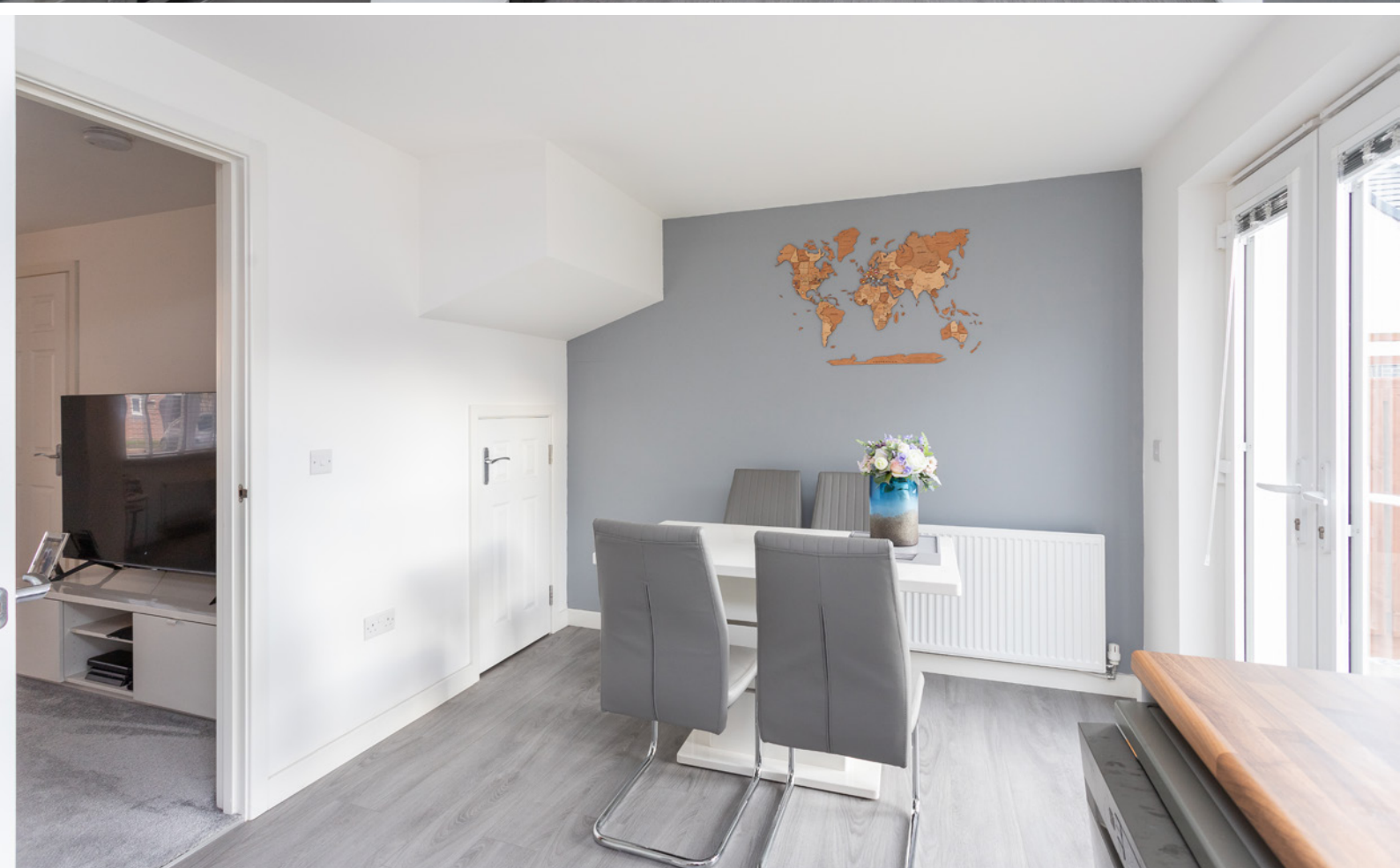
McEwan Fraser Legal is delighted to present this three-bedroom house in Kirkcaldy. This beautifully presented, end-terraced home offers spacious and versatile accommodation, ideal for families or first-time buyers.

THE LOUNGE



The ground floor comprises a welcoming hall, a guest cloakroom with WC, a comfortable lounge, and a bright kitchen-diner with French doors opening onto the landscaped rear garden.

THE KITCHEN/DINER





Upstairs, there are three well-proportioned bedrooms, including a master with an en-suite, plus a modern family bathroom.

THE BATHROOM



BEDROOM 1



there are three well-proportioned bedrooms,
including a master with an en-suite



BEDROOMS 2 & 3



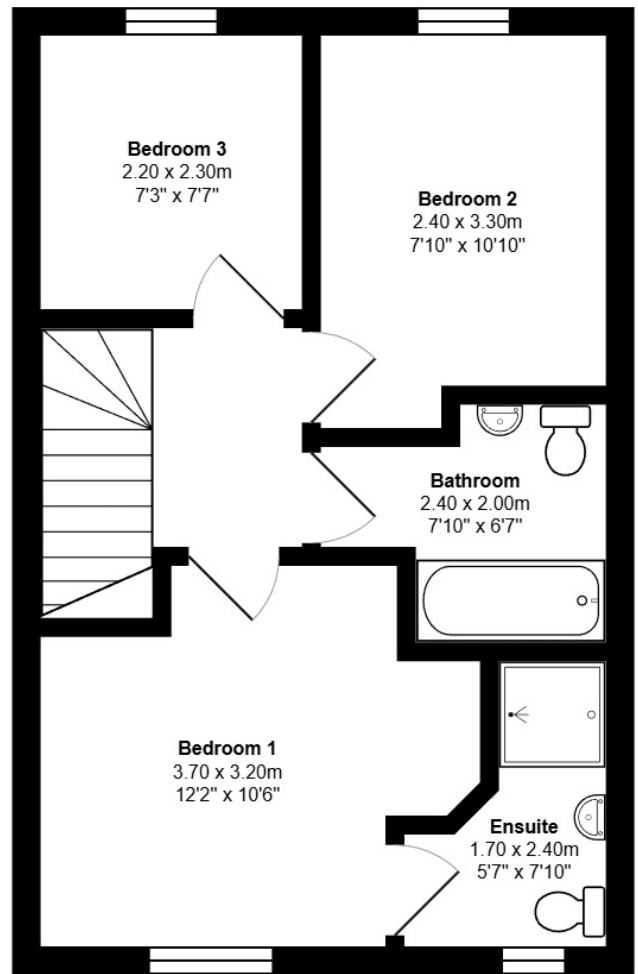
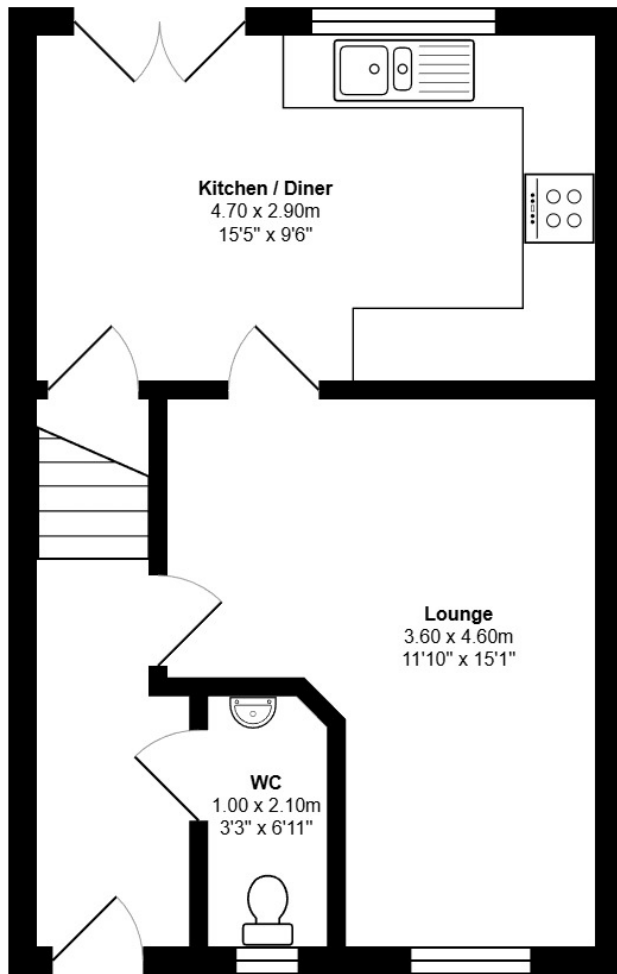
This new build property benefits from many years of NHBC warranty and is in excellent condition throughout. The rear garden is fully enclosed with wooden fencing and features attractive Indian stone landscaping, while the front provides convenient parking.

With its combination of modern style, spacious accommodation, and move-in-ready presentation, this home is not to be missed.

EXTERNALS



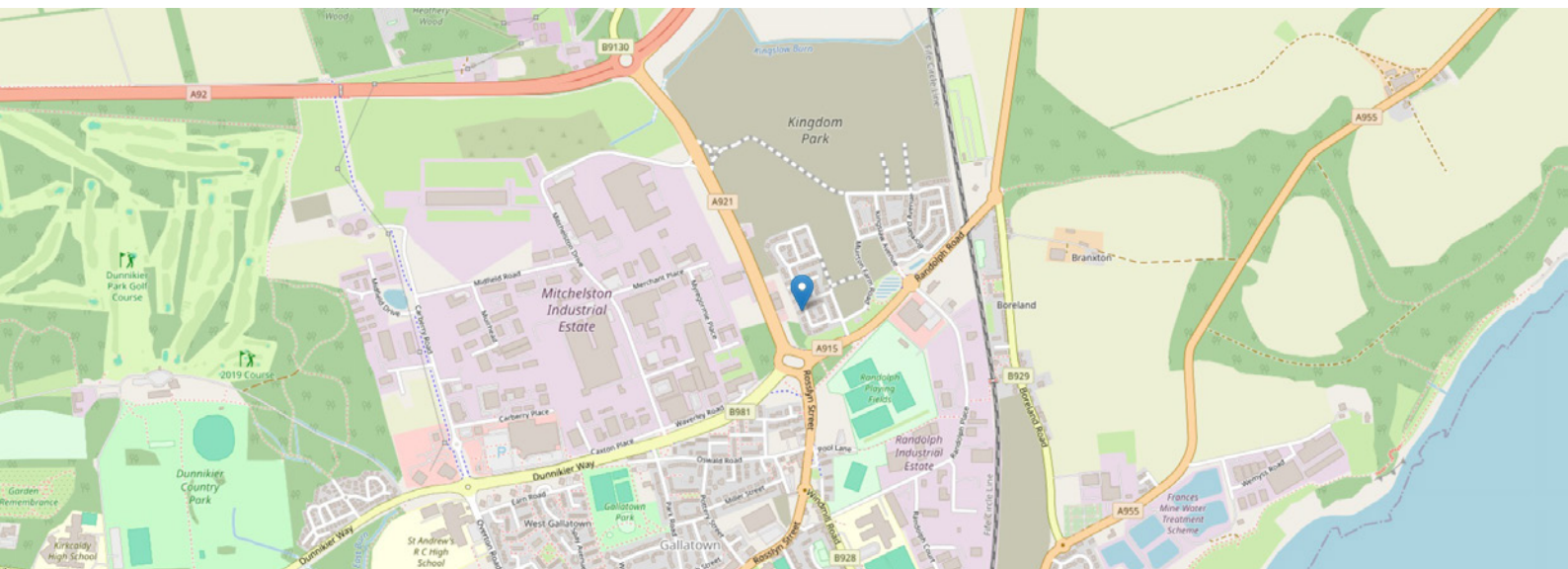
FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m² | EPC Rating: C

Please note, the white goods and the lights from the living room, master bedroom and downstairs WC will be removed.



THE LOCATION

Kirkcaldy, the “Lang Toun,” is a vibrant town on Scotland’s scenic east coast, offering a blend of historic charm and modern convenience.





The town features excellent shopping along its High Street and retail parks, a variety of schools, leisure centres, gyms, and sports clubs. Health services, banks, and a range of eateries and cafes are all easily accessible. Outdoor enthusiasts can enjoy the seafront promenade, picturesque parks, and nearby countryside walks. Strong transport links include the A92, rail connections to Edinburgh, and easy access to airports, making Kirkcaldy ideal for commuters. Friendly, well-connected, and full of amenities, the town provides everything for modern family living.



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