



Malcolm Jack
& Matheson

7 Cramond Gardens,
Kirkcaldy KY2 6DL



OFFERS OVER
£115,000

**MODERN TWO-BEDROOM SEMI
DETACHED PROPERTY WITH
DOUBLE DRIVEWAY AND
ENCLOSED GARDEN IN
DESIRABLE KIRKCALDY
LOCATION**

**HALL
LOUNGE
KITCHEN / DINER
CONSERVATORY
2 DOUBLE BEDROOMS
BATHROOM
GARDEN
DOUBLE DRIVEWAY
GCH & DG
EPC C**



SITUATION

Nestled along the beautiful Fife coastline, Kirkcaldy combines seaside charm with the convenience of a vibrant town. Residents enjoy scenic coastal walks, rich history, and cultural attractions, including museums and galleries. The town offers excellent amenities such as shops, restaurants, cafés, and leisure facilities, along with quality schools and plenty of green spaces. With superb road and rail links, Kirkcaldy provides easy access to Edinburgh and other major Scottish cities, making it an ideal place to live, work, and relax.

Cramond Gardens is a well-established and family-friendly residential area in north-west Kirkcaldy. The neighbourhood benefits from good local schools, including Valley Primary,

Strathallan Primary, and Balwearie High School, making it ideal for families.

Shopping and amenities are close by, with Fife Central Retail Park and The Mercat Shopping Centre providing supermarkets, shops, and cafés. The area also offers parks, leisure facilities, and easy access to the A92 and Kirkcaldy train station, making commuting straightforward.

With its convenient location, community feel, Cramond Gardens is a highly sought-after part of Kirkcaldy.

PROPERTY

Internally, the property is presented in excellent condition throughout, offering bright and well-proportioned accommodation. The layout

features a spacious lounge, a modern fully fitted kitchen, a light-filled sunroom, two double bedrooms, and a stylish contemporary bathroom. Additional highlights include ample storage, gas central heating, and double glazing for year-round comfort.

Externally, the home enjoys an enclosed rear garden and an additional garden area to the side, providing ideal spaces for relaxation or outdoor entertaining. A double driveway offers convenient off-street parking.



ACCOMMODATION

HALL

Spacious entrance hall providing a welcoming first impression. Features include a carpeted staircase to the upper level. Cupboard housing the utility meters. Radiator. Laminate flooring.

LOUNGE 4.40M X 3.10M (14'5 X 10'2)

A bright and generously sized lounge with front-facing window allowing for plenty of natural light. Radiator. Laminate flooring. Double doors leading to kitchen / diner.

KITCHEN / DINER 5.70M X 3.10M (18'8 X 10'2)

Modern and fully fitted kitchen featuring a breakfast bar, integrated electric hob and oven. Freestanding washing machine, tumble dryer and fridge/freezer. Integrated sink and drainer. Sliding doors to sunroom. Window to rear. Under stair storage cupboard. Door to side. Radiator. Laminate flooring.

CONSERVATORY 3.20M X 1.80M (10'6 X 5'11)

Door to rear garden. Laminate flooring

LANDING

Provides access to the upper-level rooms and includes a built-in storage cupboard. Hatch to loft. Carpet.

BEDROOM ONE 4.70M X 3.00M (15'5 X 9'10)

Double bedroom with two windows to the front. Double built-in wardrobes offering excellent storage. Built in storage cupboard housing boiler. Radiator. Carpet.

BEDROOM TWO 3.80M X 2.90M (12'6 X 9'6)

Spacious double bedroom with window to the rear. Radiator. Carpet.

BATHROOM

Contemporary white three-piece suite comprising a mixer shower over the bath, a wash hand basin with storage cabinet underneath, and WC. Opaque window to the side. Radiator. Vinyl flooring.

GARDENS & GROUNDS

Externally, the home enjoys an enclosed rear garden and an additional garden area to the side, providing ideal spaces for relaxation or outdoor entertaining. A double driveway offers convenient off-street parking.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free-standing washing machine, tumble dryer and fridge/freezer can also be included.

VIEWINGS

Call Malcolm Jack & Matheson.

ENTRY

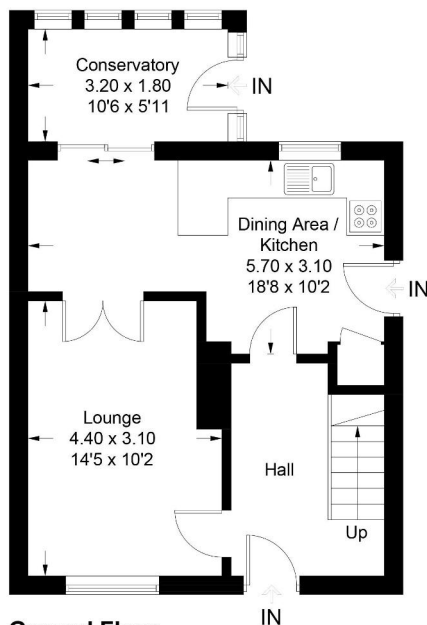
Entry by mutual agreement

OFFERS

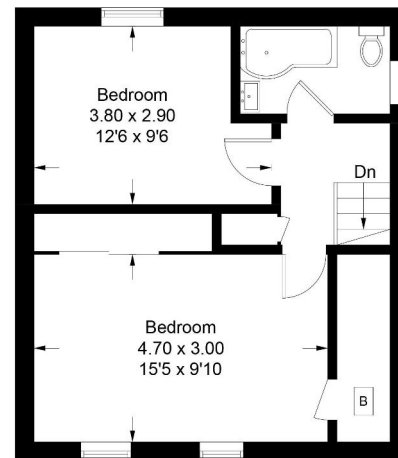
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Ground Floor



First Floor

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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