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KIRKCALDY, FIFE, KY1 2DD



*MODERN THREE BEDROOM
SEMI DETACHED HOME*



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached villa in Kirkcaldy. Modern, beautifully presented and ready to enjoy. If you are looking for a home that combines the advantages of modern construction with the feeling of somewhere that is already established and ready to enjoy, this attractive semi-detached house in Kirkcaldy deserves a closer look. Completed in approximately 2024 and still benefiting from the protection of an NHBC warranty, the property offers approximately 87 square metres of well-planned accommodation over two floors. It has been particularly well presented internally and provides the kind of practical layout that works effortlessly for everyday life.

The entrance hall creates a welcoming first impression and leads through to a comfortable lounge, providing a dedicated space to relax away from the main living area. A contemporary kitchen with adjoining dining area forms the social heart of the home, providing an inviting setting for everything from morning coffee to family meals and entertaining. A useful utility cupboard off the kitchen provides additional storage and helps keep the everyday essentials neatly organised, while a ground floor WC is a welcome practical addition.







Upstairs, the accommodation is arranged around three bedrooms. The principal bedroom benefits from its own en suite shower room, creating a comfortable private space, while two further bedrooms provide excellent flexibility for family members, guests or working from home. A contemporary family bathroom completes the upper floor.

The house has been finished with modern internal joinery and kitchen fittings throughout, while gas-fired central heating provides efficient everyday comfort.





Bedroom 2

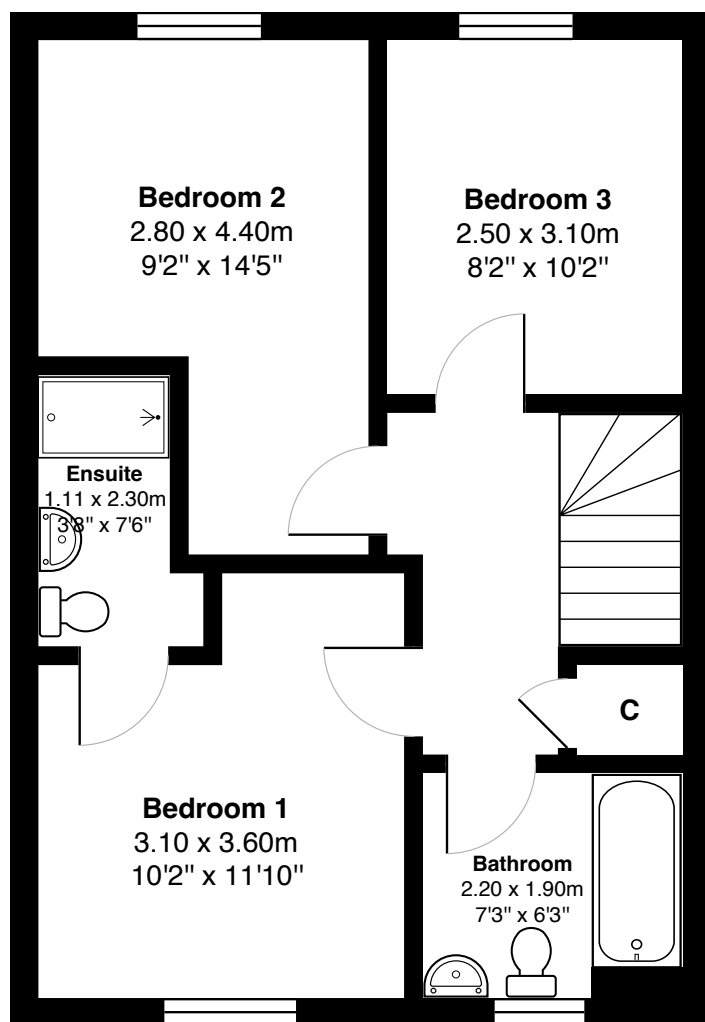
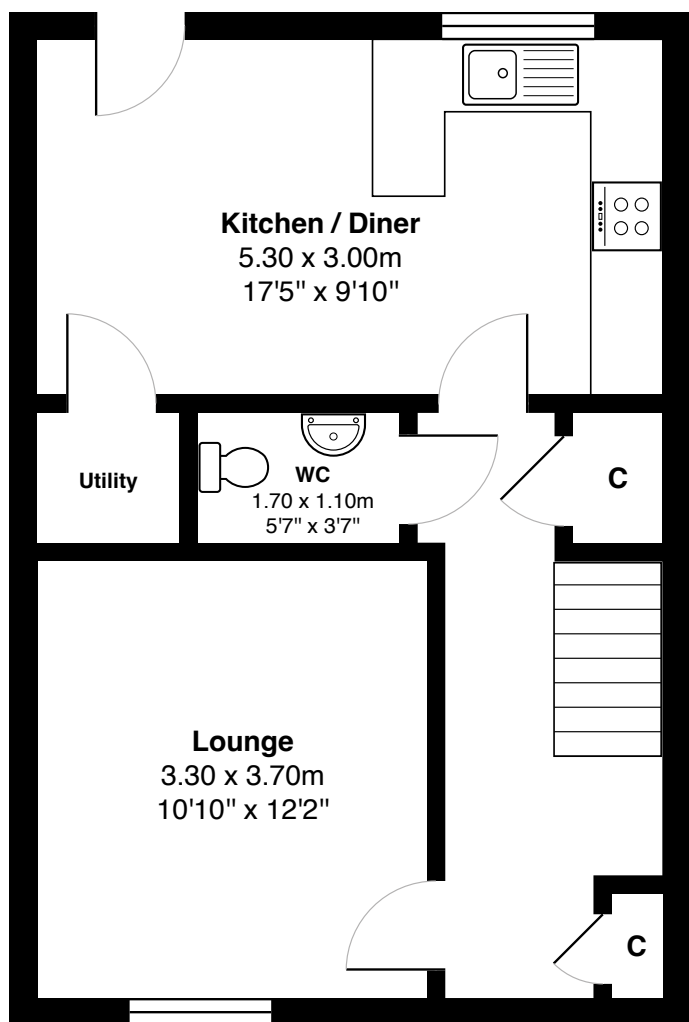




Bedroom 3







Gross internal floor area (m²): 87m²

EPC Rating: B



Outside, private garden grounds provide valuable space to enjoy during the warmer months, with the rear garden also incorporating a modern timber and felt garden shed. The property backs onto private and shared parking areas, providing convenient parking close to the house. The property forms part of a new private residential development by Barratt Homes, within an established area on the north-eastern side of Kirkcaldy. A range of local amenities is readily accessible, with Kirkcaldy itself providing an extensive choice of shopping, leisure, education and transport facilities.

There is also the reassurance of NHBC warranty cover still in place, while we understand that factor fee payments for this particular section of the development have yet to commence. This is a home which offers an appealing balance of modern design, manageable proportions and genuine practicality. With three bedrooms, an en suite principal bedroom, separate WC, contemporary kitchen and dining space, private gardens and the considerable reassurance of a recently constructed property still under NHBC warranty, it is an excellent opportunity to secure a modern Kirkcaldy home without the compromises that can come with older housing stock.

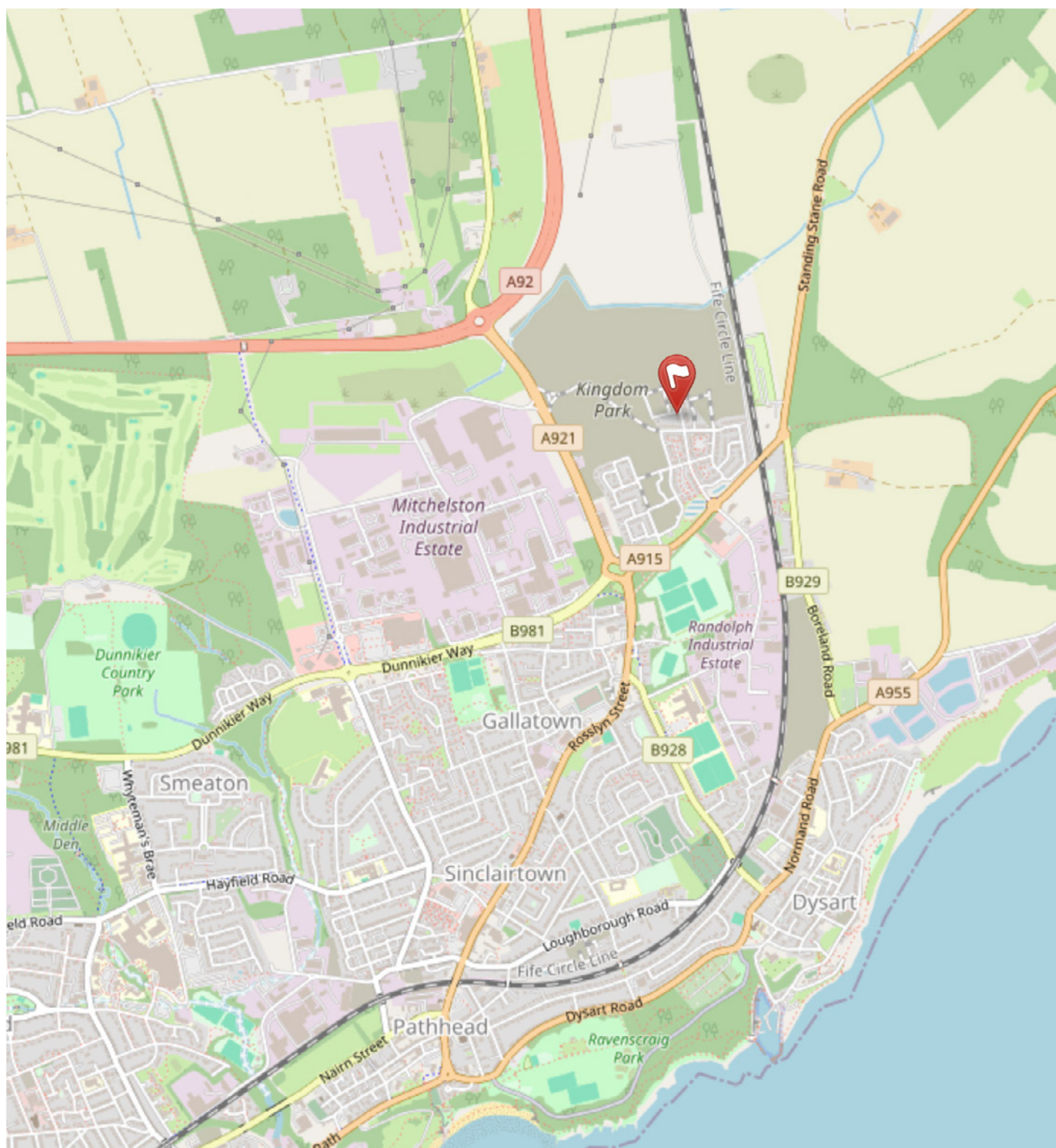




Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent 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 3 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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