



Malcolm Jack
& Matheson

72 Cramond Gardens, Kirkcaldy
KY2 6DN



OFFERS OVER
£110,000

**MODERN TWO-BEDROOM END
TERRACED PROPERTY WITH
DRIVEWAY AND ENCLOSED
GARDEN IN DESIRABLE
KIRKCALDY LOCATION**

**HALL
LOUNGE
KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
GARDEN
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, two double bedrooms, and a modern 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 driveway offers convenient off-street parking.

ACCOMMODATION

HALL

A bright and spacious hall. Carpeted staircase.



Radiator. Laminate flooring. Leads into the kitchen area.

LOUNGE 6.50M X 3.20M (21'4 X 10'6)

A bright and generously sized lounge with front-facing window allowing for plenty of natural light. Radiator. Carpet. Sliding doors to the rear garden.

KITCHEN 3.10M X 3.10M (10'2 X 10'2)

Modern and fully fitted kitchen with integrated sink and drainer, electric hob and oven, cooker hood, a microwave and a dishwasher. Freestanding fridge/freezer. Door to the garden. Window to the rear. Under stair storage cupboard. Radiator. Laminate flooring.

LANDING

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

BEDROOM 4.70M X 2.90M (15'5 X 9'6)

Double bedroom with two windows to the front. Two double built-in wardrobes offering excellent storage and housing the boiler. Radiator. Laminate flooring.



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

Spacious double bedroom with a double built in wardrobe with mirrored sliding doors. Window to the rear. Radiator. Laminate flooring.

BATHROOM

Modern white three-piece suite comprising an electric shower over the bath, a wash hand basin and WC. Opaque window to the side. Chrome heated towel rail.

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 driveway offers convenient off-street parking.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances and the free-standing fridge/freezer.

VIEWING

By appointment. Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.



OFFERS

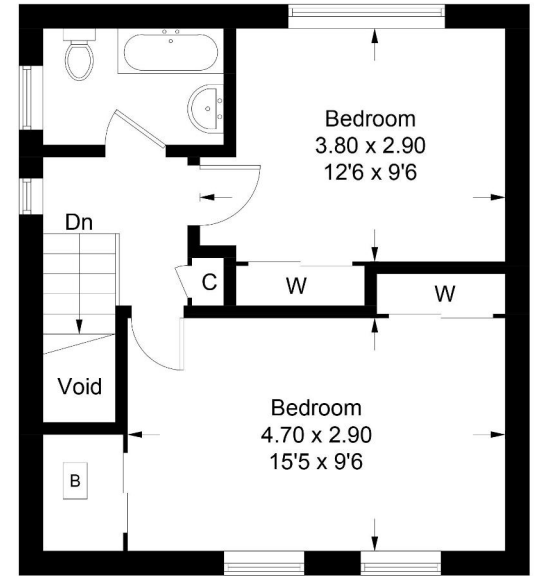
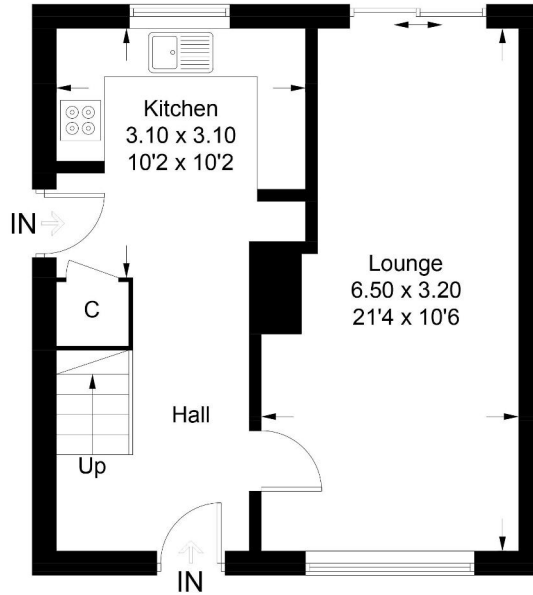
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk

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.



Approximate Gross Internal Area = 75.3 sq m / 810 sq ft



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.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

espc rightmove   