

23 Hawksmuir

KIRKCALDY, FIFE, KY1 2PW



*A MODERN AND WELL-PRESENTED
TWO BEDROOM END-TERRACED HOME*



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McEwan Fraser

Legal is delighted to offer potential part exchange. This modern two-bedroom end-terraced home is well presented throughout and offers comfortable, well-balanced accommodation in walk-in condition.

The ground floor opens with a welcoming hall leading to a bright lounge, finished in neutral tones and enjoying good natural light.



To the rear, the dining kitchen is fitted with sleek white gloss units and includes a gas hob, built-in electric oven, cooker hood and washing machine. French doors open directly to the enclosed rear garden, creating an easy connection between indoor and outdoor space and making the room ideal for everyday living and dining.





Upstairs, there are two well-proportioned bedrooms along with a family bathroom fitted with a modern suite. The décor throughout is fresh and neutral, allowing a purchaser to move straight in and add their own style over time.

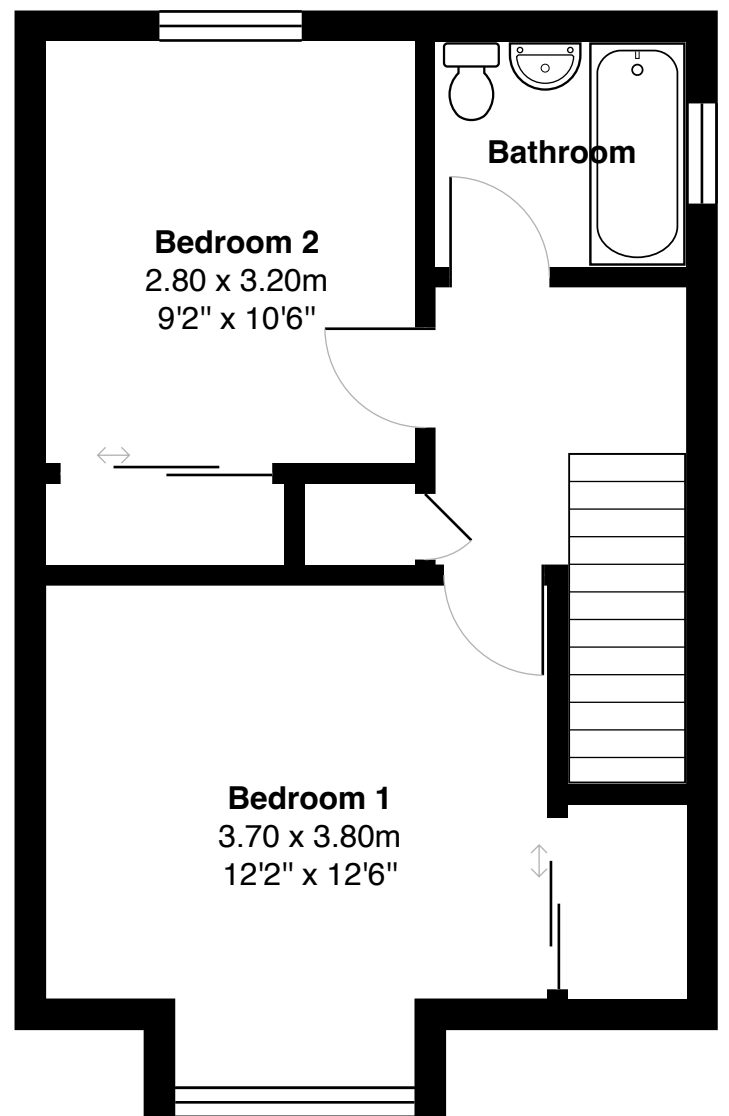
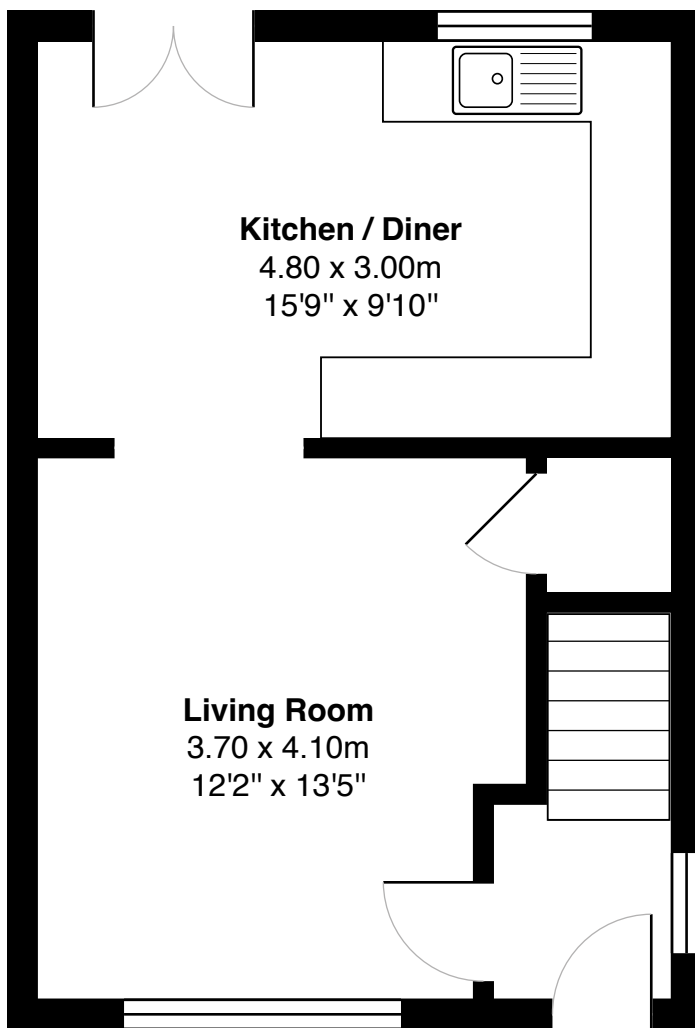




Bedroom 2







Gross internal floor area (m²): 70m²

EPC Rating: C

Floor Plan



Externally, the enclosed rear garden provides a private and practical outdoor space. The property is offered with no onward chain, ensuring a straightforward and appealing purchase opportunity.





Kirkcaldy is a well-established coastal town offering a wide range of amenities and excellent transport links, making it a practical and appealing place to live. The town centre provides a strong mix of national retailers, independent shops, cafés and restaurants, along with a shopping centre and regular local services. Supermarkets, healthcare facilities, leisure centres and gyms are all readily accessible.

The area is well served by primary and secondary schooling, as well as further education at Fife College. Kirkcaldy Railway Station offers frequent services to Edinburgh, Dundee and the wider central belt, while the nearby A92 provides convenient road access throughout Fife and beyond.

Leisure opportunities are plentiful, with a long seafront promenade, beaches, parks and coastal paths, alongside golf courses, sports clubs and cultural attractions including theatres and galleries. With its combination of amenities, connectivity and outdoor space, Kirkcaldy continues to appeal to commuters, families and downsizers alike.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Exchange
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THE SUNDAY TIMES
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Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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