

# 17 Viewforth Avenue

KIRKCALDY, FIFE, KY1 3BN



*Beautiful five-bedroom family home  
in a popular residential location*



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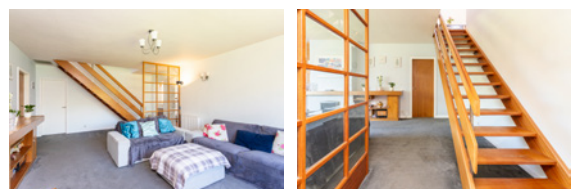
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17 Viewforth Avenue is a delightful five-bedroom detached home, set in a beautifully sought-after location in Kirkcaldy, surrounded by peaceful and secluded gardens.

# THE LOUNGE



Access is through the main front door into the inner hallway, where all rooms on this level can be found. The rear-facing lounge is open-plan with a rear-facing window, filling the space with natural light and offering room for a dining table.

# THE KITCHEN/DINER



The kitchen-dining area is the heart of the home, with plenty of floor and wall-mounted units, plus space for a table and six chairs.



# BEDROOM 1



On this level, you'll also find two large double bedrooms with built-in wardrobes overlooking the front gardens, as well as a modern, spacious three-piece family bathroom. At the rear, a sunroom provides access via French doors to the tranquil gardens, and a handy utility room gives internal access to the garage.

# BEDROOM 2



# THE BATHROOM



# THE SUN ROOM





Upstairs, the upper level hosts three additional bedrooms, two large doubles with built-in storage, plus a single bedroom ideal as a home office. This floor is completed by a stylish three-piece shower room.

## THE SHOWER ROOM



# BEDROOM 3



# BEDROOMS 4 & 5

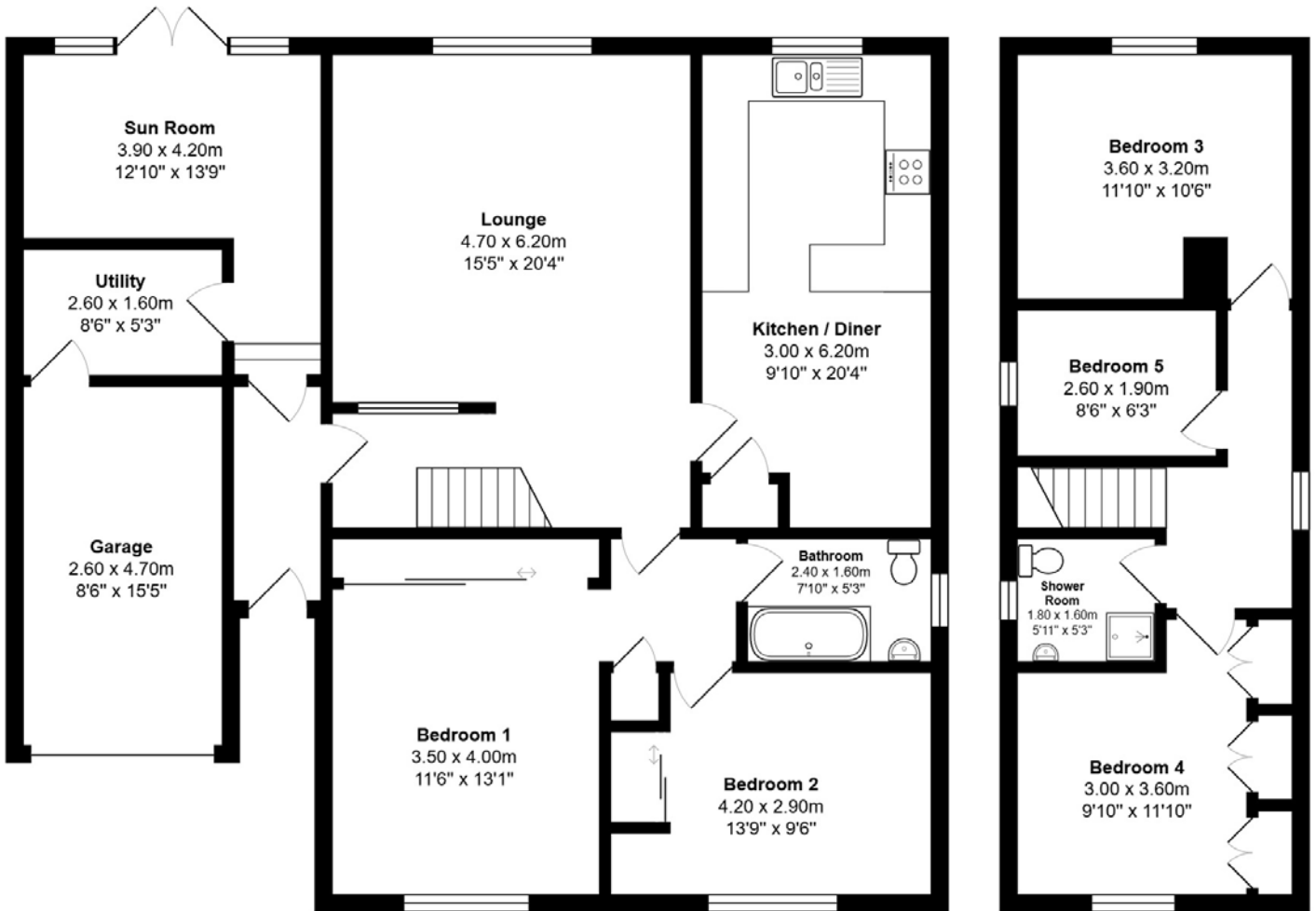


A large driveway at the front offers off-street parking for two vehicles, leading to a single garage. The front and rear gardens are fully enclosed, creating a child- and pet-friendly haven. This is a real gem of a property, and viewing is highly recommended to truly appreciate all it has to offer.

# EXTERNALS

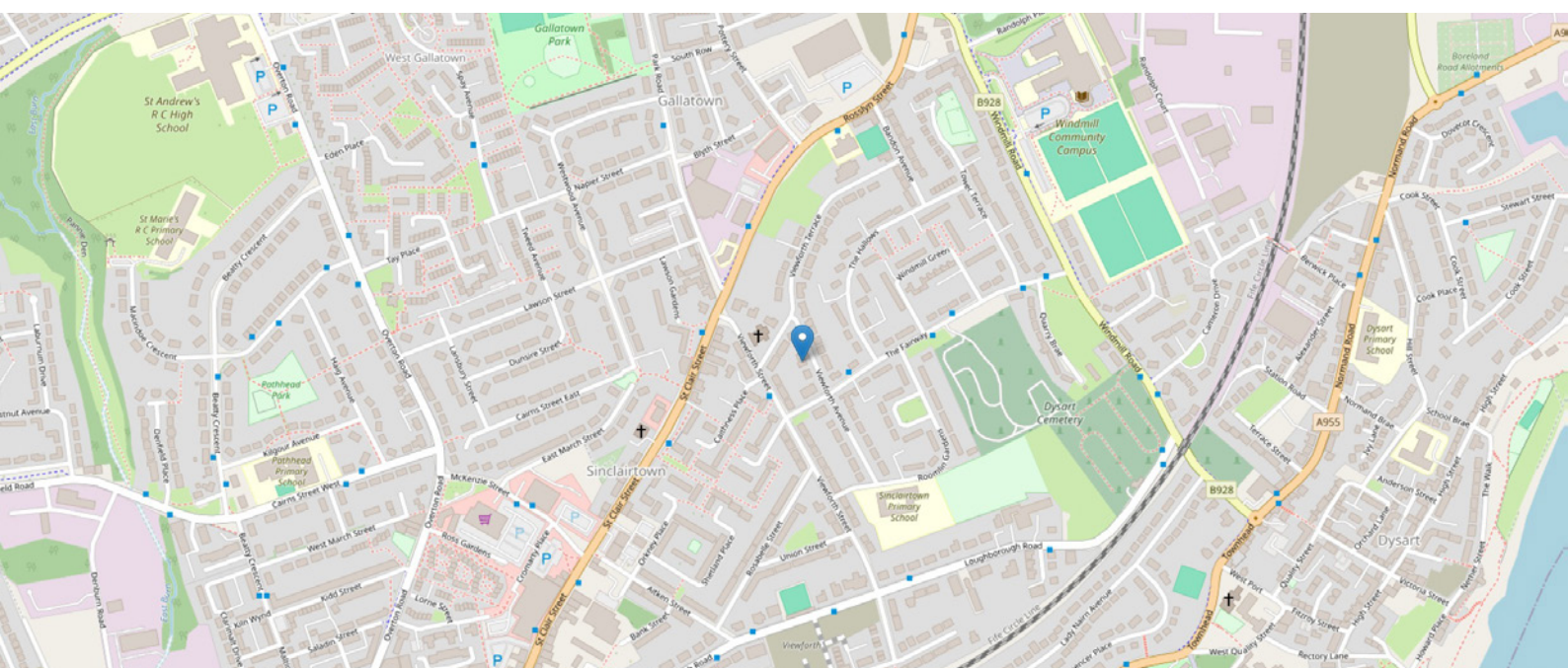


# FLOOR PLAN & DIMENSIONS



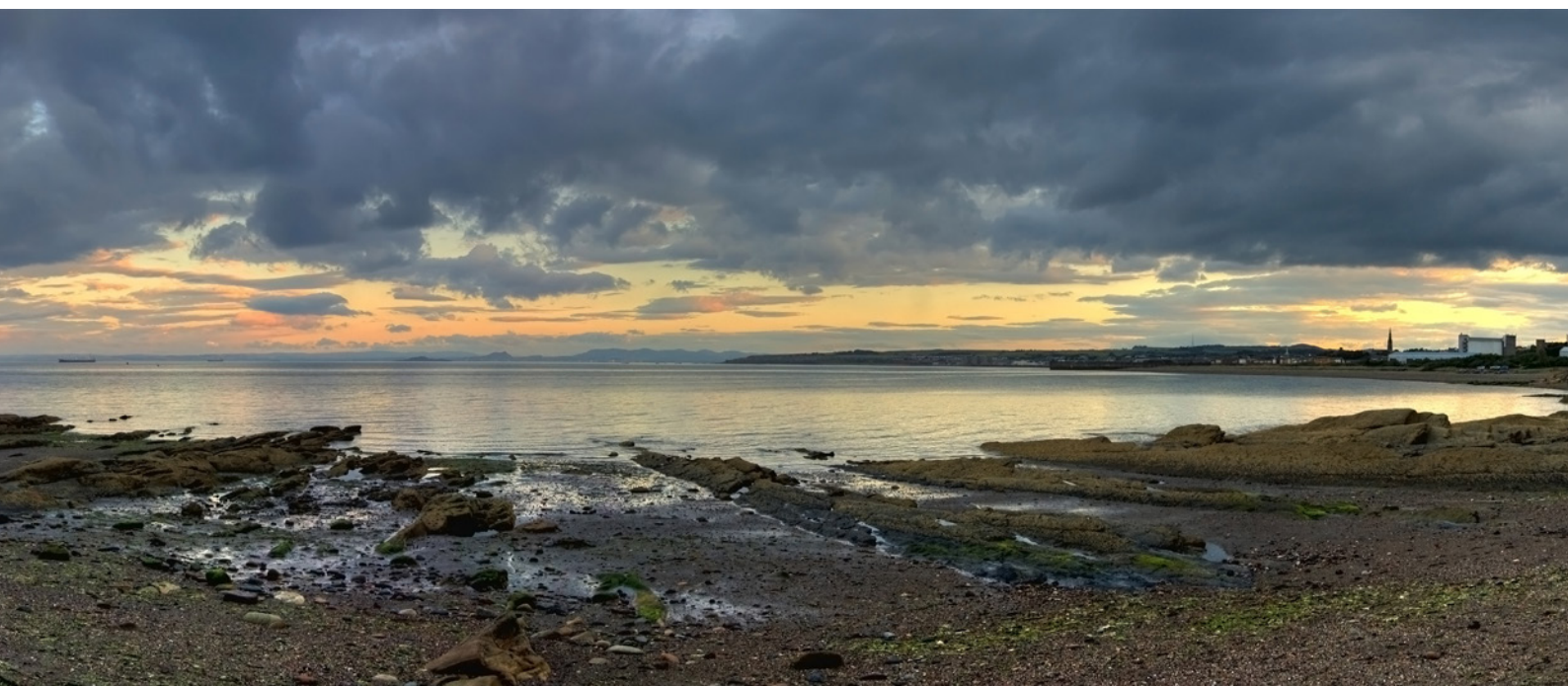
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 143m<sup>2</sup> | EPC Rating: C



# THE LOCATION

For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the north of Dunfermline and the Forth Bridges.





Kirkcaldy has excellent shopping facilities, including the Mercat shopping centre, a cricket club in Dunnikier Park, 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. There are also four secondary schools and twelve primary schools.

Kirkcaldy train station is easily accessed by this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. For those who enjoy the outdoors.



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