



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**4 Kingslaw Avenue**

KIRKCALDY, KY1 2DE

# The Location

KIRKCALDY, KY1 2DE

A thriving Fife town to the north-east of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including a large retail park. In addition, Kirkcaldy has four secondary schools and twelve primary schools. One of the great attractions of Kirkcaldy is its excellent commuter network with a railway station and good arterial connections to Edinburgh (twenty-five miles), Glasgow (forty-six miles), Dundee (twenty-nine miles), Perth (thirty-five miles) and Edinburgh Airport (eighteen miles) are all within easy access via road and rail. For those who enjoy the outdoors; Dunnikier Park which 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.

Kingslaw Gait is located in the popular seaside town of Kirkcaldy. The growing popularity of this easily accessible town in East Fife has seen many make the move across the bridge to take advantage of the easy commute back into Edinburgh. With Kirkcaldy being the central hub of the area, amenities are not in short supply with everything you could possibly require within range of your doorstep. Shops, restaurants and plenty of options are available to occupy and entertain the children. Not to mention, an abundance of countryside parks and golf clubs are also in the area. You can enjoy the scenery along the east coast of Fife with a drive to St Andrews taking in the charming fishing villages, historic castles and endless sandy beaches along the way.



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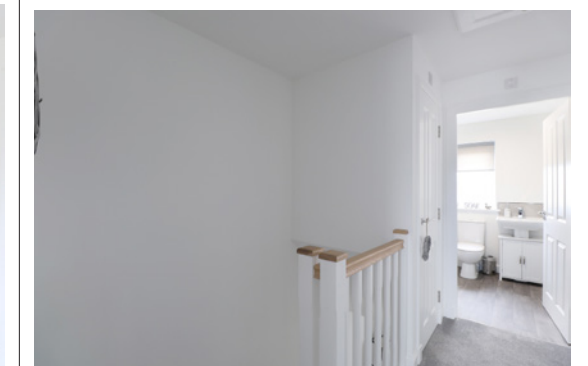
Number 4 is a highly desirable semi-detached home with three spacious bedrooms and an impressive dining kitchen.

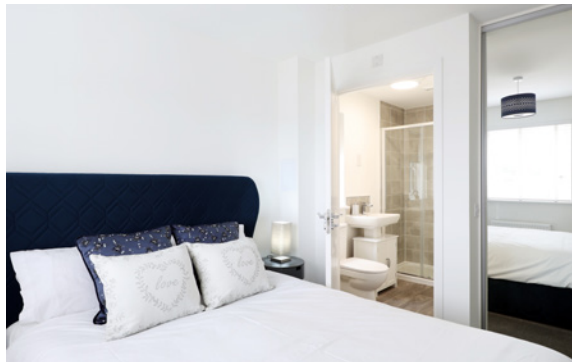
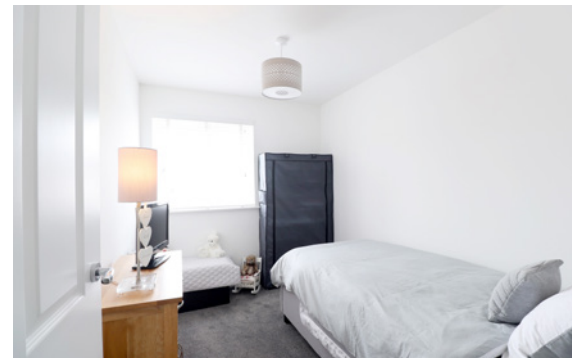
On arrival, the front door opens into the hallway. The lounge is impressive in its proportions and presentation with a window to the front. The room feels spacious and modern with ample room for free-standing furniture. The dining kitchen offers a range of modern wall and base units with an attractive peninsula extending the storage and workspace. French doors open to the rear garden. There is a guest cloakroom on the ground floor.

Upstairs are three bedrooms, one of which has an en-suite shower room, and the family bathroom completes the accommodation on offer.

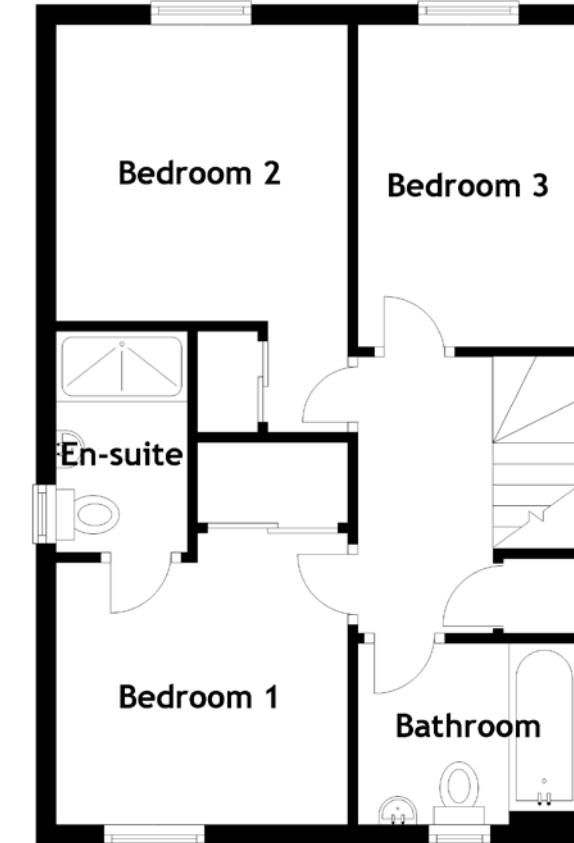
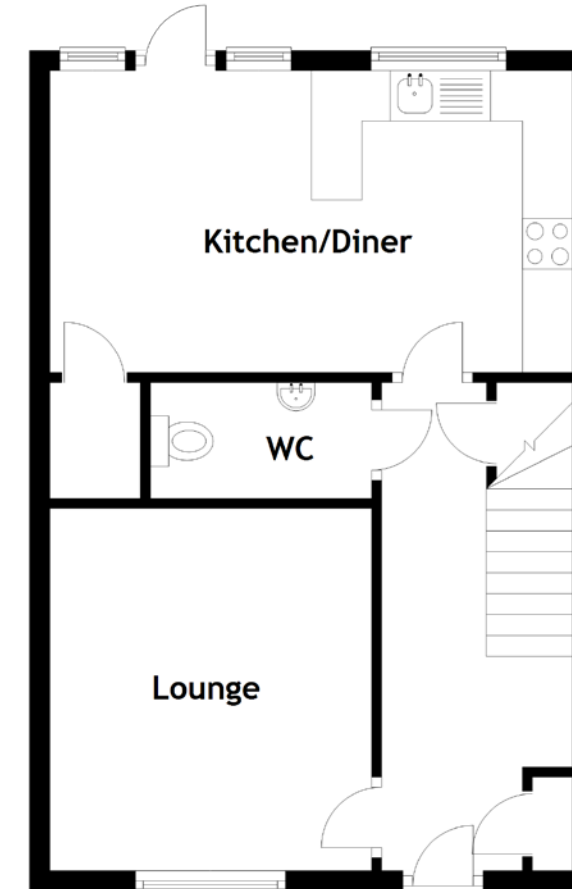
Recently constructed and with approximately 9 years NHBC remaining, this home will impress the viewer with the scope of the accommodation on offer and the presentation of quality fittings.

Externally there is an enclosed and landscaped garden with two patio areas, well placed to enjoy the gardens. There is a car park to the rear of the property with ample parking spaces. Beautifully presented with many additional upgrades from the original, this home is a must-see in a desirable residential area.





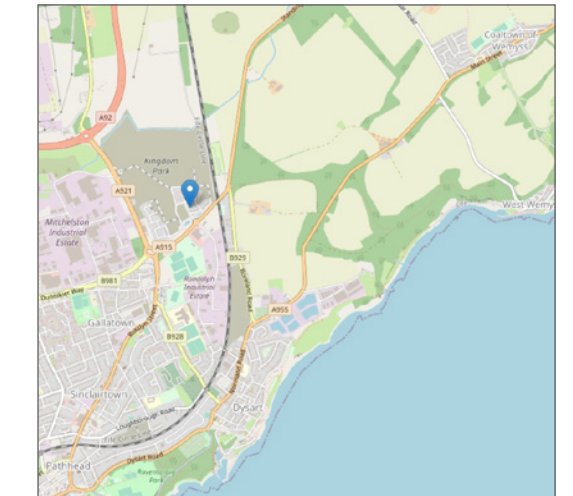
# Specifications & Details FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	3.60m (11'10") x 3.20m (10'6")
Kitchen/Diner	5.20m (17'1") x 3.00m (9'10")
WC	2.20m (7'3") x 1.15m (3'9")
Bedroom 1	2.90m (9'6") x 2.90m (9'6")
En-suite	2.20m (7'3") x 1.30m (4'3")
Bedroom 2	4.05m (13'3") x 2.90m (9'6")
Bedroom 3	3.20m (10'6") x 2.20m (7'3")
Bathroom	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>  
EPC Rating: B





  
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 Available**

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Text and description  
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