







Key Features

 3 Bedrooms

 2 Public

 1 Bathroom

Located within a sought-after residential area of Kirkcaldy, this charming three-bedroom semi-detached villa offers spacious and versatile accommodation ideal for families, professionals and those seeking additional living space. Combining traditional character with practical modern living, the property is complemented by a generous rear garden and a fantastic garden room, perfect for a variety of uses.

The accommodation begins with a welcoming entrance hall leading to a bright and generously proportioned lounge, beautifully enhanced by a bay window which allows an abundance of natural light to flood the room. To the rear, the spacious kitchen provides excellent storage and workspace, with ample room for everyday family life and casual dining. An adjoining dining room enjoys a pleasant outlook over the garden and offers an ideal setting for both family meals and entertaining guests. A contemporary family bathroom completes the ground floor accommodation. The upper-level hosts three well-proportioned bedrooms, including an impressive master bedroom featuring a charming bay window. The remaining bedrooms offer flexible accommodation for children, guests or home working requirements.

Externally, the property benefits from a substantial enclosed rear garden, providing excellent space for outdoor relaxation, family activities and entertaining. A standout feature is the detached garden room, offering a versatile space which could be utilised as a home office, gym, hobby room or entertaining area.

EPC Rating – D
Council Tax - D







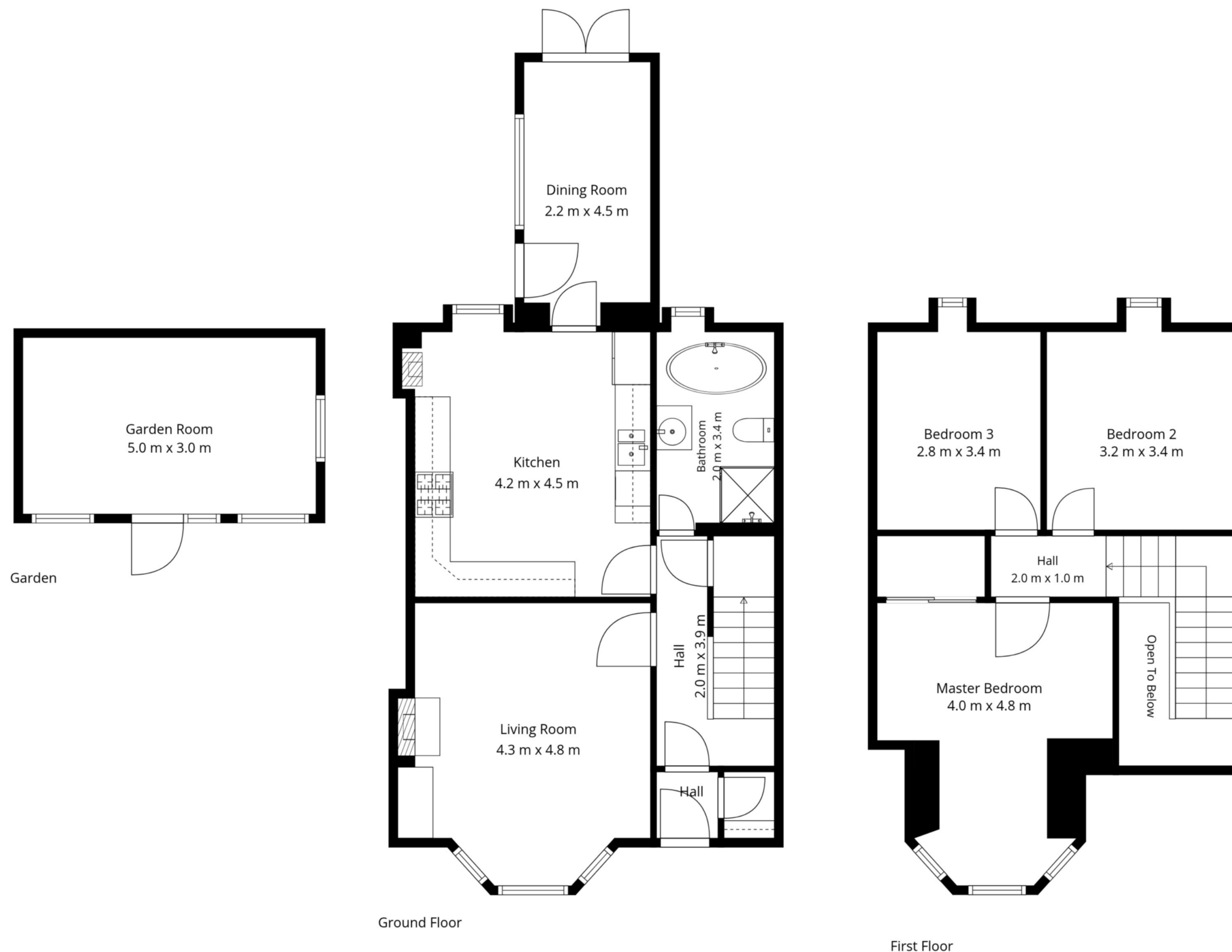
Location

Kirkcaldy is a vibrant coastal town on Scotland's east coast, known for its rich history, scenic waterfront and strong sense of community. Nicknamed The Lang Toun, it offers a blend of cultural attractions, green spaces such as Beveridge Park, and a lively events calendar including the long-established Links Market.

The town provides excellent lifestyle amenities, from museums and galleries to leisure facilities including an ice rink—home of the Fife Flyers—alongside access to beautiful walking routes along the Fife Coastal Path.

Kirkcaldy is also well-connected, with regular rail and bus links to Edinburgh, Dundee and Perth, making commuting straightforward. Ongoing regeneration plans are enhancing the town centre and waterfront, with significant investment aimed at improving public spaces, community facilities and visitor appeal.





TOTAL: 126 m²
 GARDEN: 15 m², GROUND FLOOR: 65 m², FIRST FLOOR: 46 m²
 EXCLUDED AREAS: BAY WINDOW: 0 m², OPEN TO BELOW: 3 m², LOW CEILING: 1 m²,
 WALLS: 14 m²

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

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