




McEwan Fraser Legal

Solicitors & Estate Agents

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40 Hill Street

DYSART, KIRKCALDY, KY1 2XA

THE LOCATION

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Dysart is set in a beautiful coastal location with panoramic views over the Forth adjacent to the town of Kirkcaldy. For the commuter, Dysart has swift access to the A92 road link to Edinburgh, and there is a mainline railway station in Kirkcaldy with regular services to Edinburgh and the North. Kirkcaldy itself enjoys a wealth of amenities including a shopping centre, hotels, pubs, golf courses, restaurants, cinemas, theatre, sport and leisure centre, and primary and secondary schooling. Kirkcaldy, The Lang Toun is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College.

A thriving Fife town to the north-east of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre. 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.



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McEwan Fraser Legal is delighted to bring to the market this two-bedroom first-floor apartment that offers flexible accommodation. The way it is laid out could offer either two public rooms or two bedrooms.

The property is accessed to the rear of the building and access is gained into the long hallway. The kitchen is modern and compact with ample floor and wall units and opens into the lounge with views to the rear gardens. The lounge is spacious and has space for a dining table and chairs.

The hallway also leads to two spacious bedrooms that offer comfort and privacy. Both bedrooms are at the front of the building. The three-piece bathroom completes the accommodation internally.

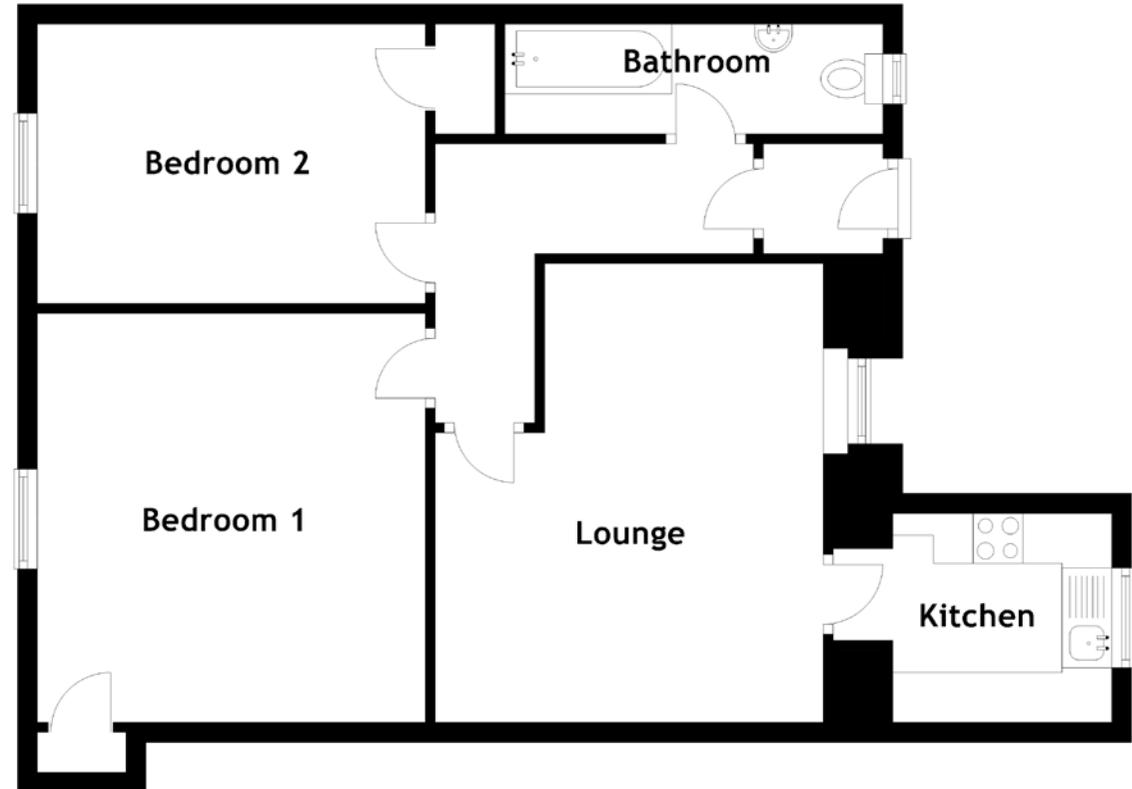
One of the features of the property is the private fenced garden area with a secure shed, ideal for extra storage. The property is beautifully maintained and presented, spacious, elegant and welcoming with good transport connections.

Viewing is highly recommended.



SPECIFICATIONS & DETAILS

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Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	2.20m (7'3") x 2.10m (6'10")
Bedroom 1	4.10m (13'5") x 3.90m (12'10")
Bedroom 2	3.90m (12'10") x 2.80m (9'2")
Bathroom	3.80m (12'6") x 1.10m (3'7")

Gross internal floor area (m²): 54m²
EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

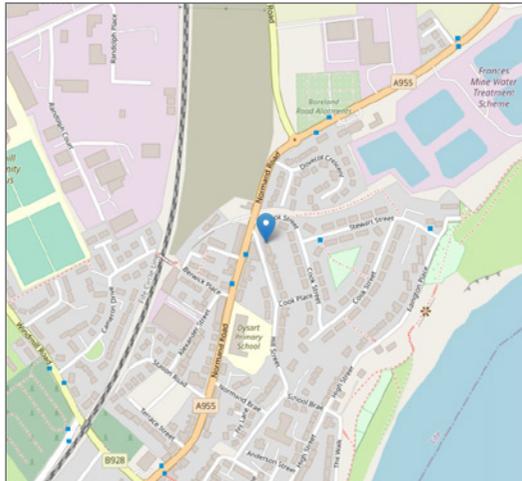


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**Part
Exchange
Available**

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