

5 Kingslaw Wynd

KIRKCALDY, FIFE, KY1 2FB



*PRESENTED IN SHOW HOME CONDITION
WITH LUXURY FITTINGS AND FINISHES*



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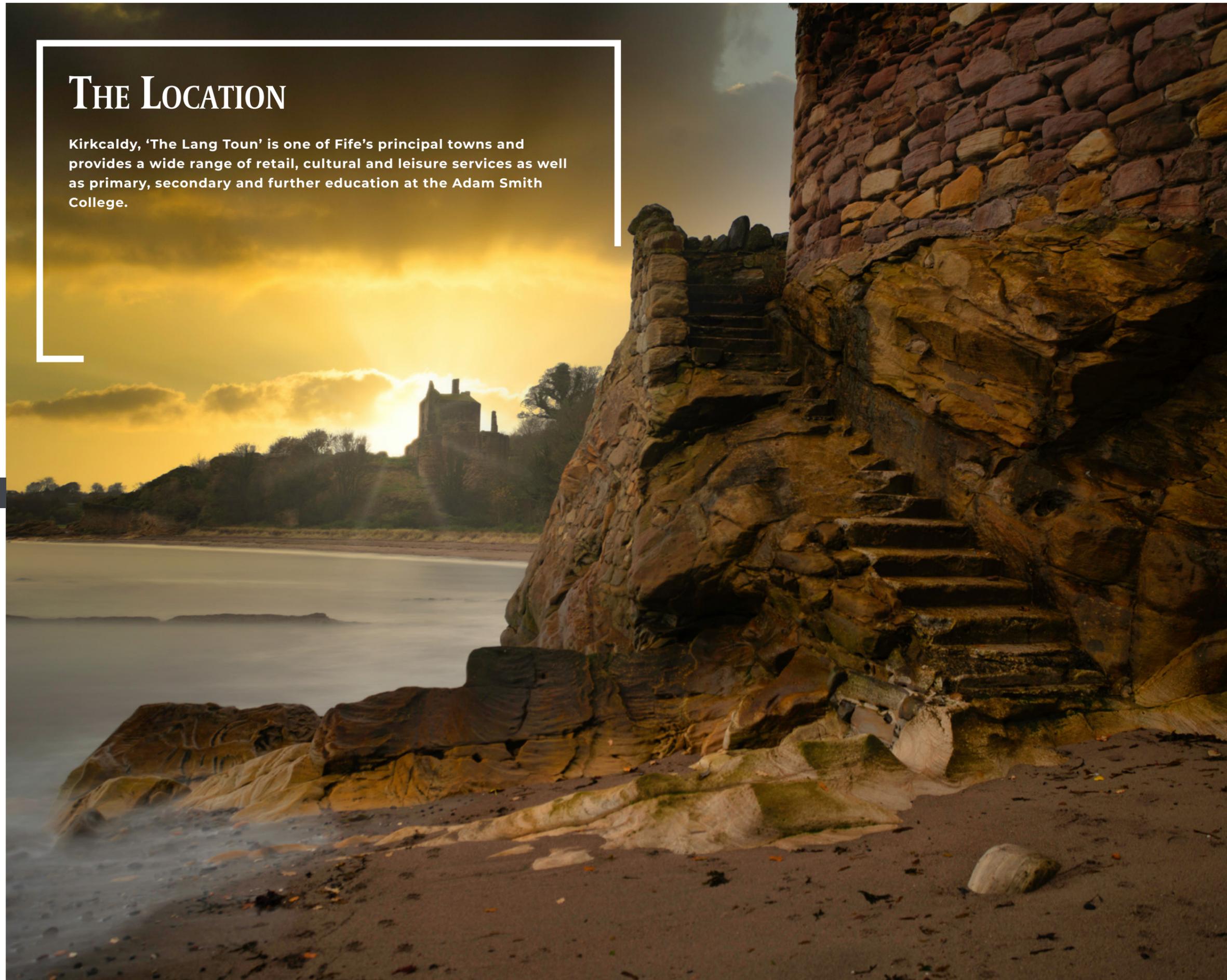
THE LOCATION

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 of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre on the High Street, along with independent shops, and the 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 rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

For those who enjoy the outdoors; Dunnikier Park 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.



THE PROPERTY

Part exchange may be available whether you are upsizing or downsizing, call us to find out how we can make your next move easier.

McEwan Fraser Legal is delighted to present this exquisite three-bedroom, semi-detached home, recently constructed and offering modern living at its finest. Nestled in a desirable location, this home boasts several years of N.H.B.C. warranty remaining, providing peace of mind for the discerning buyer. With all the hard work of snagging and garden landscaping already taken care of, you can move in and start enjoying the luxury and quality this property offers from day one.

Situated in a thriving community, this home combines the benefits of contemporary design with the charm of a welcoming neighborhood. The area is well-serviced by excellent transport links, making commuting a breeze, while local amenities such as schools, shops, and recreational facilities are just a short distance away, ensuring all your needs are conveniently met.





The accommodation is designed to impress, with a spacious layout that is both functional and stylish. The large lounge provides a comfortable and elegant space for relaxation and entertaining.



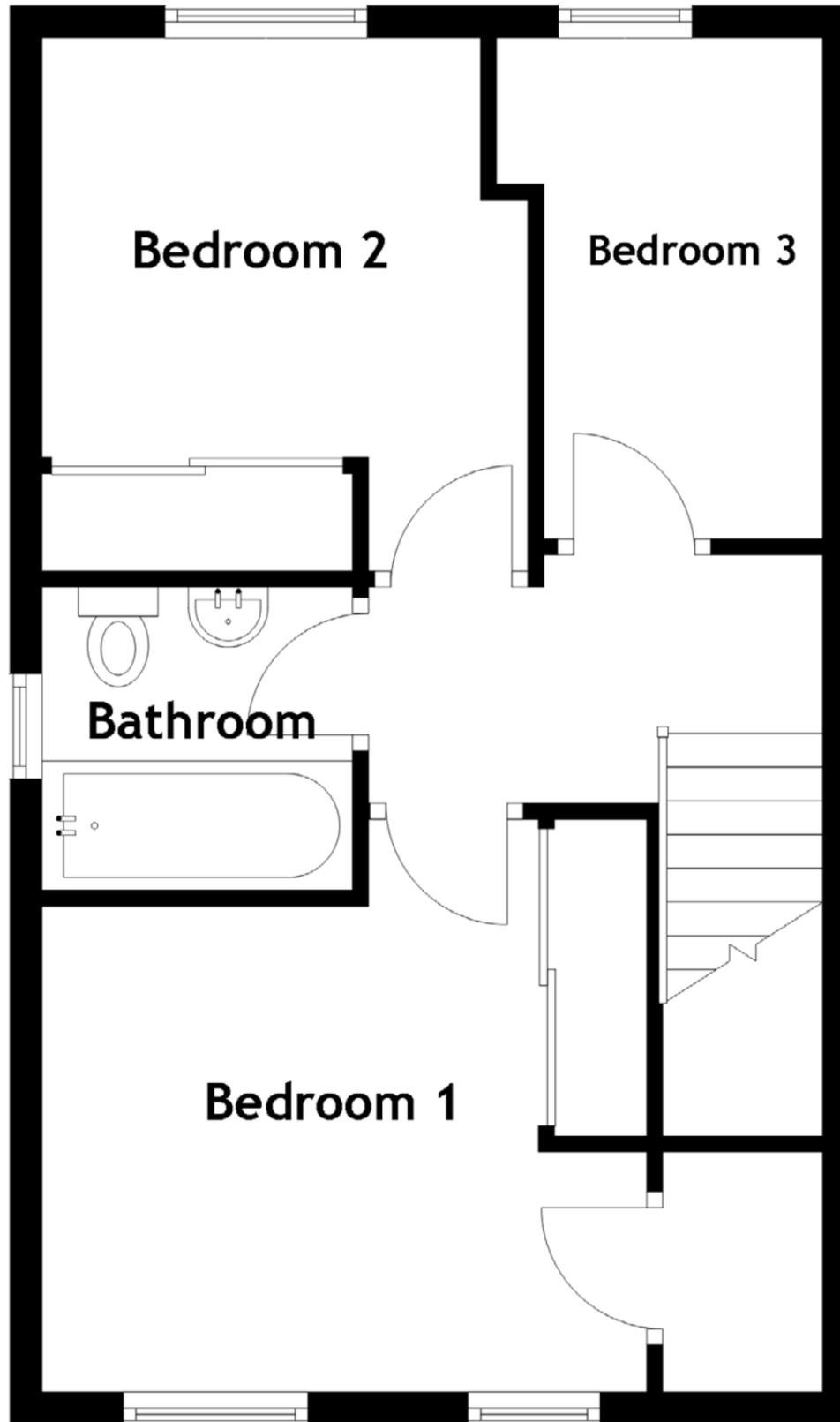
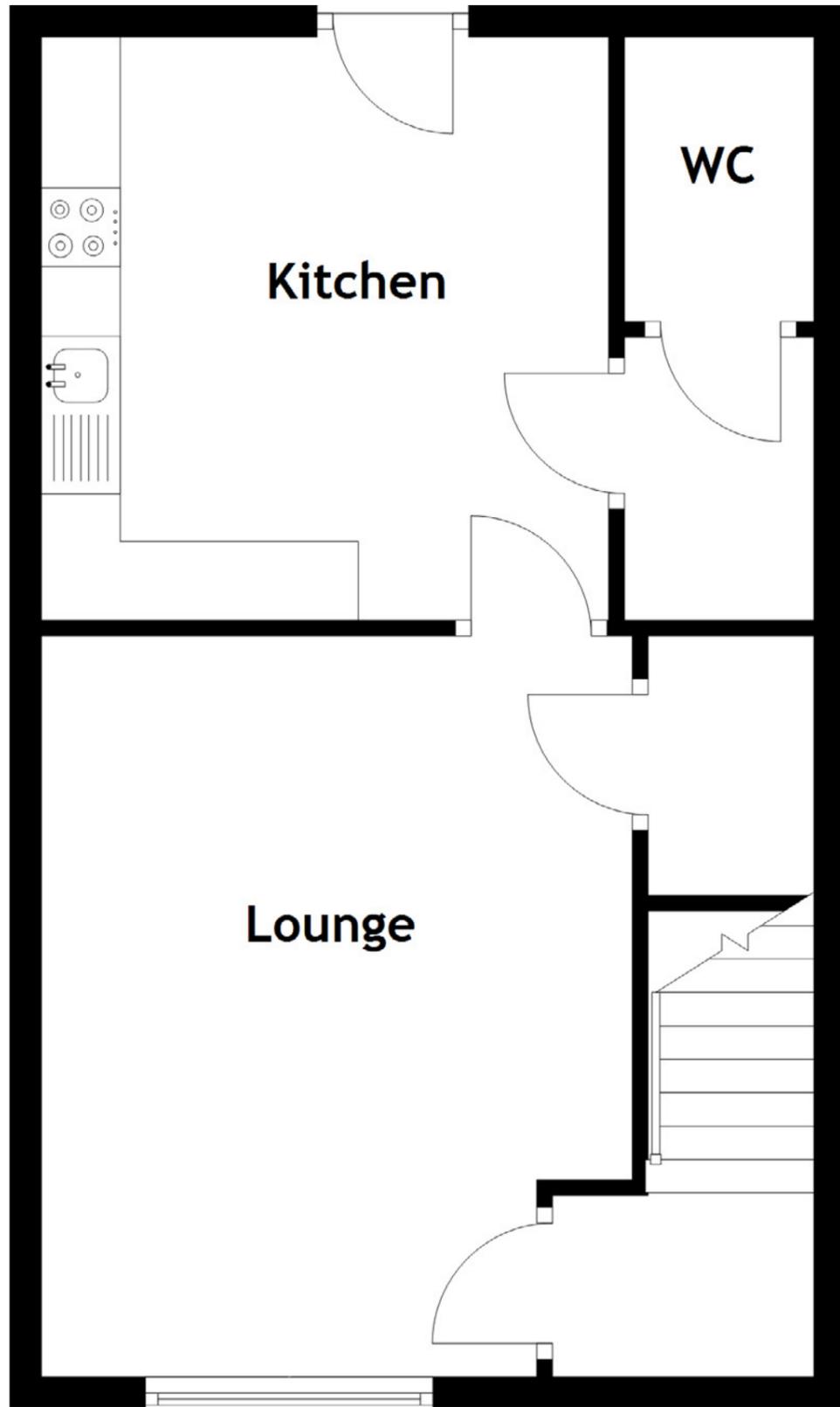


The dining kitchen is a highlight, featuring French doors that open to the beautifully landscaped rear garden, creating a seamless indoor-outdoor living experience. This area is perfect for family gatherings and alfresco dining under the luxurious pergola, offering a tranquil retreat.



A guest cloakroom with toilet and a utility area add to the practicality of the ground floor, ensuring that everyday living is both convenient and efficient. Upstairs, the three well-proportioned bedrooms offer ample space and comfort, with the family bathroom serving as a modern and well-appointed sanctuary.





Approximate Dimensions
(Taken from the widest point)

Open Plan Living	11.00m (36'1") x 6.30m (20'8")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	5.10m (16'9") x 3.30m (10'10")
Bedroom 3	3.30m (10'10") x 2.80m (9'2")
Bathroom	2.80m (9'2") x 1.80m (5'11")
En-suite	2.80m (9'2") x 1.60m (5'3")
Utility	1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m²): 81m²
EPC Rating: B



The rear garden is a standout feature, enclosed and thoughtfully landscaped to provide a private oasis. The addition of a luxurious pergola enhances the outdoor living space, making it an ideal spot for relaxation and entertaining in style.

This recently constructed home truly has to be seen to be appreciated. The quality and luxury of the fittings, along with the meticulous attention to detail, set it apart as a residence of distinction. Don't miss the opportunity to make this exceptional property your own. Schedule a viewing today and discover the perfect blend of modern luxury and comfort in this stunning home.

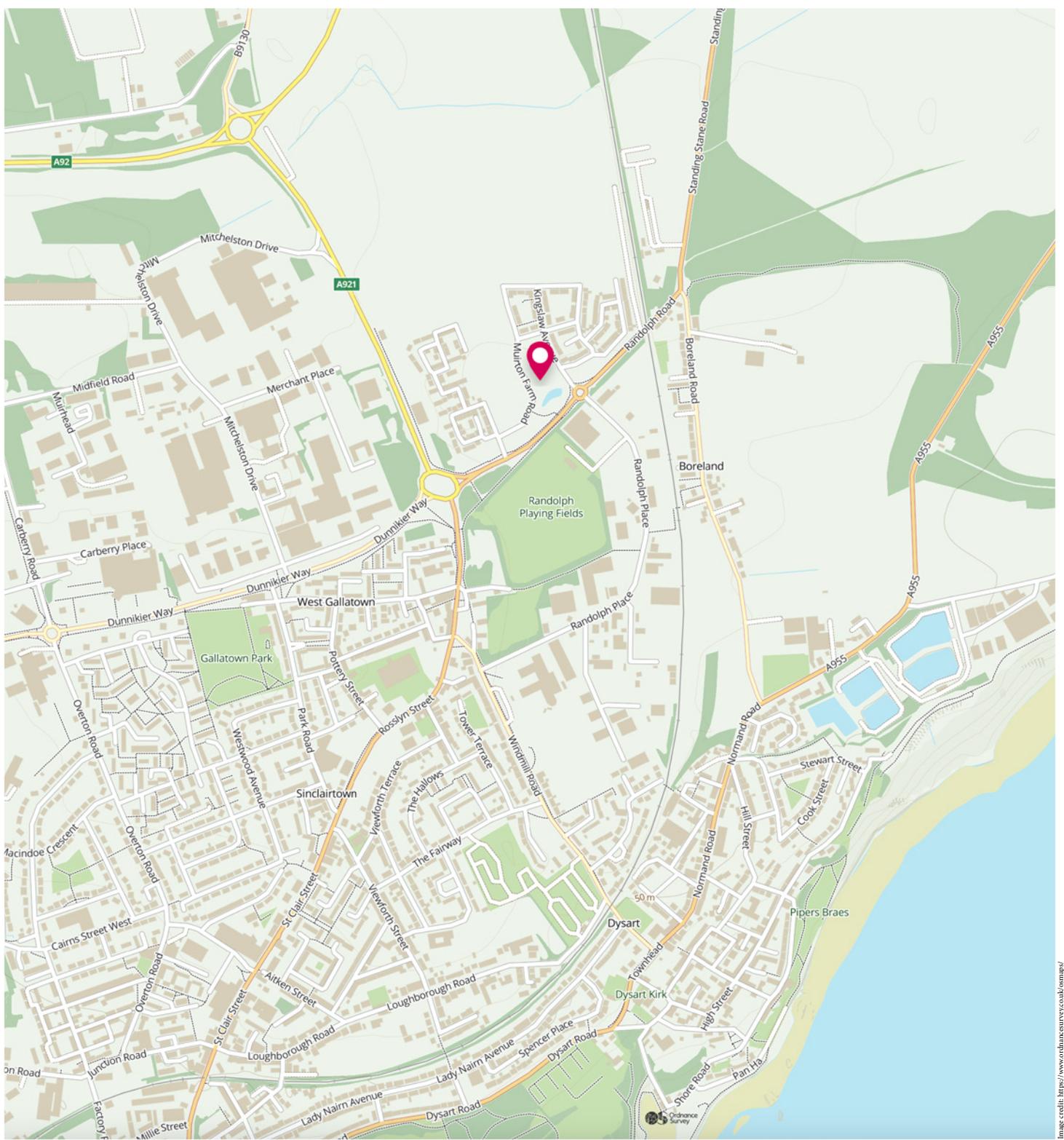


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