

44 Raith Drive

KIRKCALDY, FIFE, KY2 5NR



Wonderful detached five-bedroom extended home located in a sought-after development in a quiet residential cul-de-sac



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



44 Raith Drive is a beautiful and very adaptable five-bedroom detached villa which is quietly positioned in this highly desirable and child-friendly area. This substantial family home is offered to the market in excellent condition and is finished to an extremely high standard throughout.

THE LOUNGE



In more detail, the accommodation consists of a welcoming hallway with a cloakroom and WC. The impressive bright lounge with patio doors is a good size and is flooded with natural light. The large dining room is located to the front of the property and has space for a table and eight chairs.

THE DINING ROOM



THE KITCHEN



The lovely kitchen/diner, which has been beautifully fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from a free-standing fridge/freezer and an integrated oven, hob and dishwasher. Bedroom 5 is double in size and is located off the hallway on the ground level.

A magnificent games room is to the rear of this beautiful home and it is a multipurpose area that can be used for many different things.



BEDROOM 5 & WC



THE GAMES ROOM



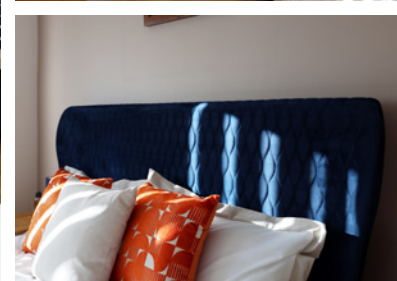
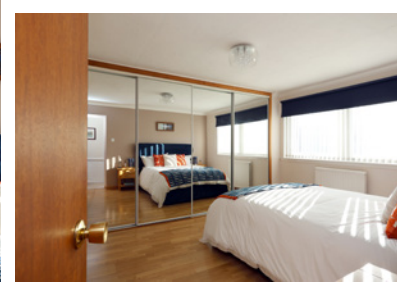
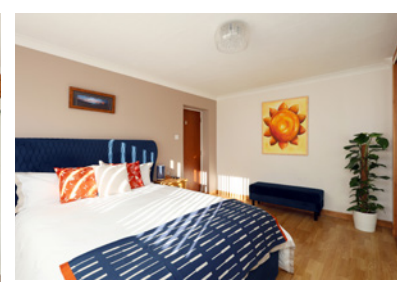


The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom has a range of fitted wardrobes and an open look to the front of the property. The three further bedrooms are of good size. The contemporary family bathroom suite with a separate shower completes this floor. The property further benefits from central heating and double glazing throughout.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4



Externally, there is a driveway with space for three vehicles and access to the large garage. The front garden is easy to maintain with grass for low maintenance while the rear garden is a place where you and your family can thrive and benefits from thoughtful landscaping and design.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

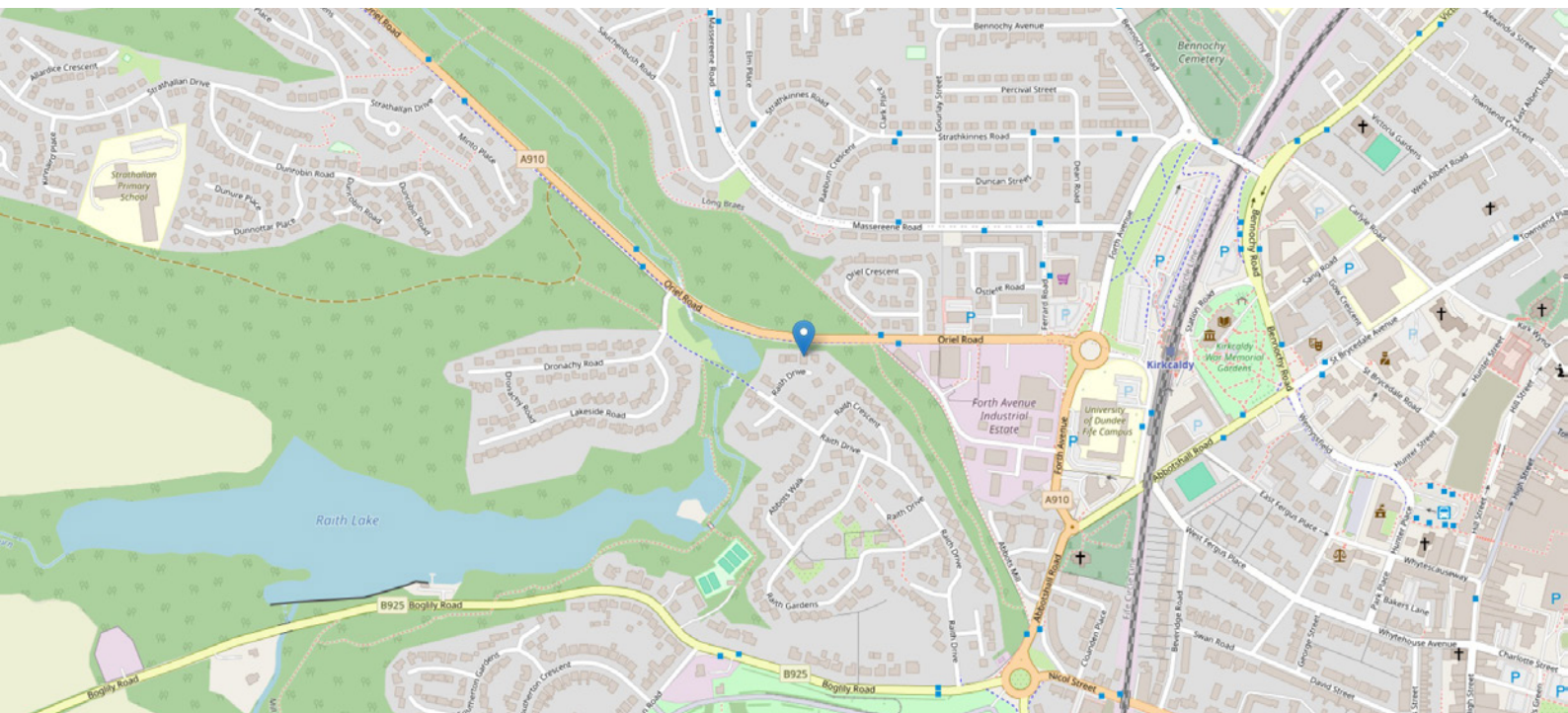


Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 4.05m (13'4")
Dining Room	4.35m (14'3") x 3.80m (12'6")
Kitchen	6.20m (20'4") x 2.50m (8'2")
Games Room	6.80m (22'4") x 6.20m (20'4")
Bedroom 5	3.65m (12') x 3.00m (9'10")
WC	2.35m (7'9") x 1.30m (4'3")

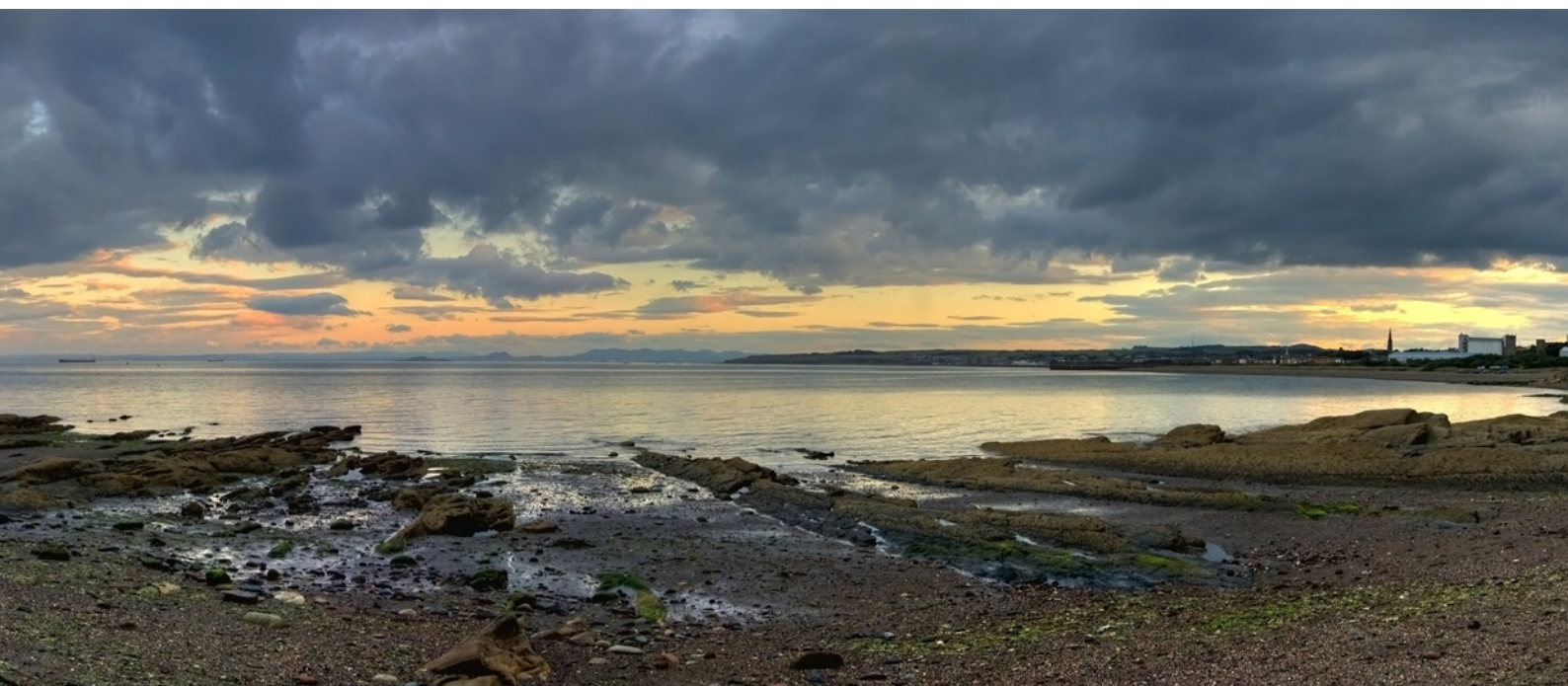
Bedroom 1	4.30m (14'1") x 3.50m (11'6")
Bedroom 2	3.45m (11'4") x 3.20m (10'6")
Bedroom 3	3.20m (10'6") x 2.15m (7')
Bedroom 4	2.95m (9'8") x 2.25m (7'4")
Bathroom	3.25m (10'8") x 3.20m (10'6")
Garage	6.15m (20'2") x 2.85m (9'4")

Gross internal floor area (m²): 200m²
EPC Rating: E



THE LOCATION

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





Kirkcaldy has excellent shopping facilities, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.