



## 92 Strathallan Drive KIRKCALDY KY2 5TP, Kirkcaldy, KY2 5TP, Kirkcaldy , East Fife

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Boyd Legal are delighted to present to the market this well-presented, bright, and spacious 4-bedroom extended semi-detached villa, offer to the market in true move-in condition and decorated in neutral tones throughout. The property accommodation is set over three floors and briefly comprises: **Ground floor**: a welcoming entrance hallway, bay windowed lounge, dining room, fitted kitchen with door providing access to the utility room and en-suite shower room, and a family room with French doors giving access to the rear garden. **First floor**: Three good sized bedrooms, two with fitted wardrobes and family bathroom with shower over the bath and glass screen. **Second floor**: A generous master bedroom with fitted wardrobes. The property benefits from gas central heating and double glazing. Externally there is a private garden to the front which is laid to lawn and a large driveway provides off street parking for 2-3 cars. The rear garden is fully enclosed with patio area for outdoor dining and steps to large lawn with garden shed. This property will make a superb family home and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

**Location**

Kirkcaldy benefits from local shopping located at the town centre and Fife Retail park along with recreational facilities including, leisure centre, theatre, museum, beach, restaurants, Beveridge Park, fishing at Raith Lake and tennis club to name a few. The beach is a just a short drive from the property and is a good place to get away from it all and enjoy a great family day out. The Fife Coastal Path is about 10 minute walk from the beach and is a good place to go wildlife-watching. There are also views over the Firth of Forth. Leisurely, family walks can also be enjoyed at Ravensraig Park which is just a short drive away from the property where you can explore pleasant woodland that again connects to the Fife coastal path and you can discover Ravensraig castle and there is also a large outdoor children's play area and the vibrant Dysart Harbour is just a short stroll from the park, you can visit the historic harbourmasters house with café where you can find out more about the famous Fife Coastal Path. The town has its own mainline railway station making this an ideal location for the commuter. Schooling is also well represented with the following schools falling within the catchment area for the property; Dunnikier primary, Balwearie high school, St Marie's primary and St Andrew's high school. There are good links to the motorway system allowing Dundee, Glenrothes, Dunfermline and Edinburgh all to be reached within a comfortable drive. In addition to this there is a good local bus routes.

### BASE INFORMATION:

Rooms	: 3
Bed	: 4