




McEwan Fraser Legal
Solicitors & Estate Agents
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40 Southerton Crescent

KIRKCALDY, FIFE, KY2 5ND



KIRKCALDY

FIFE

Arguably the most desirable area in Kirkcaldy with excellent school catchment area, readily available commuting links plus the added bonus of the prize-winning Beveridge Park on the very doorstep. Raith Lake and fishery, the local golf club and tennis club, with beautiful country walks are on the doorstep and yet it is still only a stroll from Kirkcaldy town centre. Nearby rugby pitch, miles of coastal path, swimming pool & leisure centre are just some of the local attractions The “Lang Toun” offers. Amenities include a museum, cinema, theatre and an array of shopping facilities.

40 Southerton Crescent shares the town’s most popular schools catchment area with Balwearie High (a ten-minute stroll from the front door via Beveridge Park) and Kirkcaldy West Primary being the preferred education choices in town. A wide variety of retail outlets are available in the nearby High Street and on the edge of town retail park. Mainline rail services, frequent bus services and nearby A92/M90 offer readily available commuting to all local towns and major cities.

40 SOUTHERTON CRESCENT

KIRKCALDY, FIFE

Part exchange is available just call us to enquire how we can make it easy for you to move. 40 Southerton Crescent is a particularly fine, detached home with triple garages. Enviably located in this small, prestigious development offering an executive villa In arguably the most sought-after area of Kirkcaldy. This desirable, impressive property is formed over split levels and offers flexible and well-proportioned accommodation. Meticulously maintained and recently upgraded, this home offers exciting family living space.

The extensive accommodation comprises a reception hall, utility, dining room, kitchen, lounge, 4 bedrooms, a shower room, and the family bathroom. A long set of steps lead through the garden up to the front door. The house is bright and warm from the minute you step across the threshold. Some more steps take you to the first level. The kitchen is spacious and well stocked with cabinets and an array of appliances, these include an integrated

oven, microwave/oven combo, large tower fridge and large tower freezer and a dishwasher. Quartz work surfaces add a luxurious feel. From the kitchen there is a generous utility room with a back door to the garden

The dining room is elegantly proportioned and offers heaps of space for sofas and occasional furniture as well as the dining table and chairs. A door from this room opens to the side of the house. Steps take you down to the ground floor. The main lounge is once again a spacious room with a feature fireplace and windows to the front of the house. Bedroom 4 and a bathroom are also on this level. There are three further bedrooms and a shower room.

Externally the garden is elevated and offers superb views. Mostly laid to lawn, there is also a summer-house. To the front of the house are two garages, one is a single garage and the other is a double garage.





SPECIFICATIONS

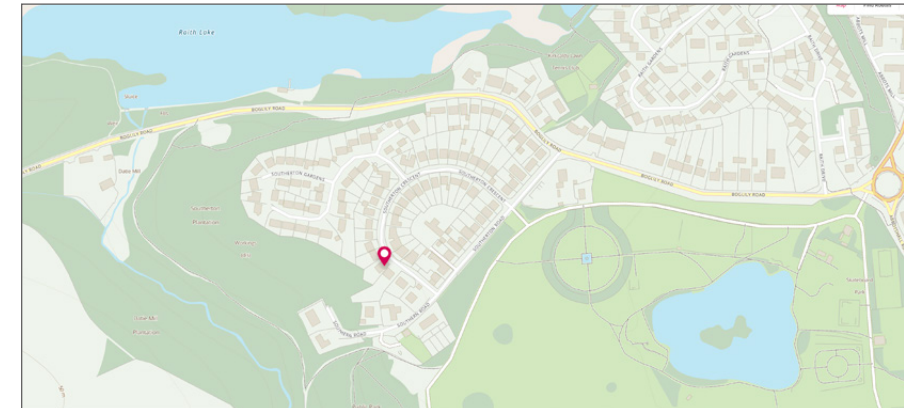
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.30m (14'1")
Dining Room	5.50m (18'1") x 4.30m (14'1")
Kitchen	4.00m (13'1") x 3.15m (10'4")
Utility	3.15m (10'4") x 1.20m (3'11")
Bedroom 1	5.50m (18') x 4.30m (14'1")
Bedroom 2	6.90m (22'8") x 3.80m (12'5")
Bedroom 3	4.00m (13'1") x 3.30m (10'10")
Bedroom 4	3.98m (13'1") x 3.90m (12'9")
Bathroom	2.30m (7'7") x 1.90m (6'3")
Shower Room	1.85m (6'1") x 1.50m (4'11")

Gross internal floor area (m²): 174m²
EPC Rating: D





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Part
Exchange
Available

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