



Craggan Place, Kirkcaldy, KY2

Offers Over £199,000

Full Description

Very well presented 3 bed detached villa in sought after Sandford Park estate in NW Kirkcaldy, close to excellent local amenities including schools, Fife Central Retail Park and A92 for easy commuting.

This contemporary 'Napier' style property was built approximately 6 years ago by Ambassador Homes and offers great accommodation for the growing family, with a spacious open plan social lounge / dining / kitchen area on the lower level and triple bi-fold doors opening onto the enclosed back garden. The modern kitchen features an array of matt grey units and comes with a selection of quality integral appliances. There's also a useful WC / cloakroom on the ground level. Upstairs, you will find 3 bedrooms and plenty storage and wardrobe space, as well as a generous sized, modern family bathroom which boasts a separate shower cubicle. There is also a floored attic accessed from a hatch in the upper hallway. Externally, there is a drive to the side for off street parking, plus attractive gardens to the front and rear.

This property is situated on the NW outskirts of Kirkcaldy and a mile from the A92, providing quick and easy access to north and south bound motorway routes via the M90. Fife Central Retail Park is just a stroll away, and the railway station (with direct rail services to Edinburgh, Aberdeen

and London) and town centre with its theatre, museum, leisure complex, parks, beaches and excellent array of retail shops is a short drive or bus journey away. Edinburgh Airport is also just 20 miles by car, making the property an excellent choice for the busy commuter.

Video Link 10 Craggan Place - Kirkcaldy ([vimeo.com](https://www.vimeo.com/1000000000))

Home Report Value £200,000

Contact Us

Fords Daly

First Floor, Lomond House, John
Smith Business Park, Grantsmuir
Road,
Kirkcaldy
Fife
KY2 6NA
T: 01592 640630
E: info@fdlegal.co.uk

