



## 28 Rosslyn Crescent, Kirkcaldy, Fife, KY1 2BN

Beautifully Presented & Spacious, Four Bedroom, Modern Detached Home with Gardens, Driveway & Garage

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# Property Description

Beautifully presented and spacious, four-bedroom, modern detached family home with gardens, a driveway, and an integrated garage. Located in a modern and growing family-orientated development in Kirkcaldy, Fife. Comprises an entrance hallway, living room, a flexible dining room, kitchen, four bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Light and tastefully finished, highlights include a fitted kitchen, modern bathroom suites, extensive contemporary flooring and multiple TV points. In addition, there is gas central heating, double glazing, and good storage including a garage with power and lighting.

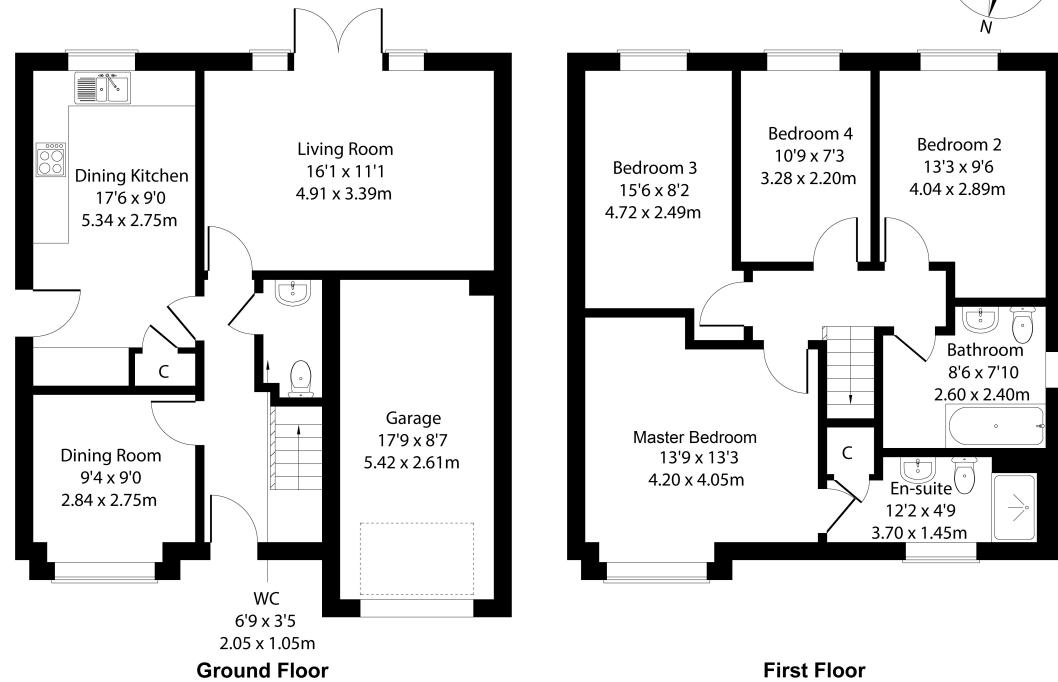
Externally, there is low-maintenance landscaping and a driveway to the front; whilst at the rear is an enclosed garden including a paved patio, a lawn and flower beds. This modern residential development provides maintained communal grounds and additional visitor parking bays.

A welcoming entrance hall gives access throughout the ground floor, including a convenient WC; and features wood effect flooring extending throughout the majority of the rooms. Set to the rear, with French patio doors to the southerly-facing garden affording all-day sun, the living room features a central light fitting, a TV wall mount and plenty of space for lounge furniture.

Also to the rear, with ample space for dining furniture and a door affording access to the sidewalk, the stylish kitchen is fitted with modern units and worktops with matching upstands, a sink with drainer; and appliances including an integrated oven, a gas hob and extractor hood, whilst also providing space for a selection of freestanding goods. Set to the front, a tastefully finished dining room is currently being utilised as a playroom and could be used flexibly as a fifth/guest bedroom.

The carpeted stairway leads to the upper hall giving access to each room on the first floor. The generously sized master bedroom is set to the front with carpeted flooring and a modern en-suite shower room with a large cubicle and mains mixer shower, and a built-in storage cupboard. Whilst three further bedrooms are set to the southerly-rear aspect, similarly well-finished with carpeted flooring and fixed blinds. Completing the accommodation, the family-size bathroom is fitted with a three-piece suite, wood effect flooring and features a side-aspect window.

**mov<sup>8</sup> 28 Rosslyn Crescent, Kirkcaldy, KY1 2BN**  
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Approximate Gross Internal Area: (1389 sq ft - 129 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Kirkcaldy is located on the north coast of the Firth of Forth and is one of Fife's principal towns. It provides a wide range of retail, cultural and leisure services, as well as primary and secondary schooling, and further education at Adam Smith College. It is home to a museum and an art gallery, as well as the renowned Adam Smith Theatre. Shopping facilities to be found in the Fife Central

Retail Park include a Sainsbury's, B&Q and Next, with many other high-street names also to be found in the town centre, whilst the modern Victoria Hospital serves much of Fife. The railway station brings Edinburgh and Dundee within easy commuting distance, whilst the A92 allows easy access to the motorway network and Edinburgh Airport, making it ideal for a busy commuter.





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