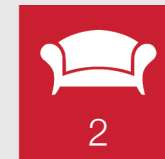




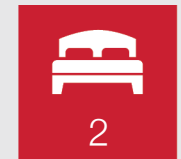
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## 11 Melrose Crescent

Kirkcaldy, Fife, KY2 5BN



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## Summary

This traditional semi-detached bungalow in Kirkcaldy offers convenient single-storey living, with two bedrooms, two reception rooms, a breakfasting kitchen, and a bathroom, plus front and rear gardens and access to unrestricted on-street parking. The property is filled with lovely period features and lies close to excellent amenities including shops, schools, transport links, and scenic open spaces – a location that is sure to appeal to a wide demographic.

Extras: all fitted floor coverings, window coverings, and light fittings will be included in the sale.

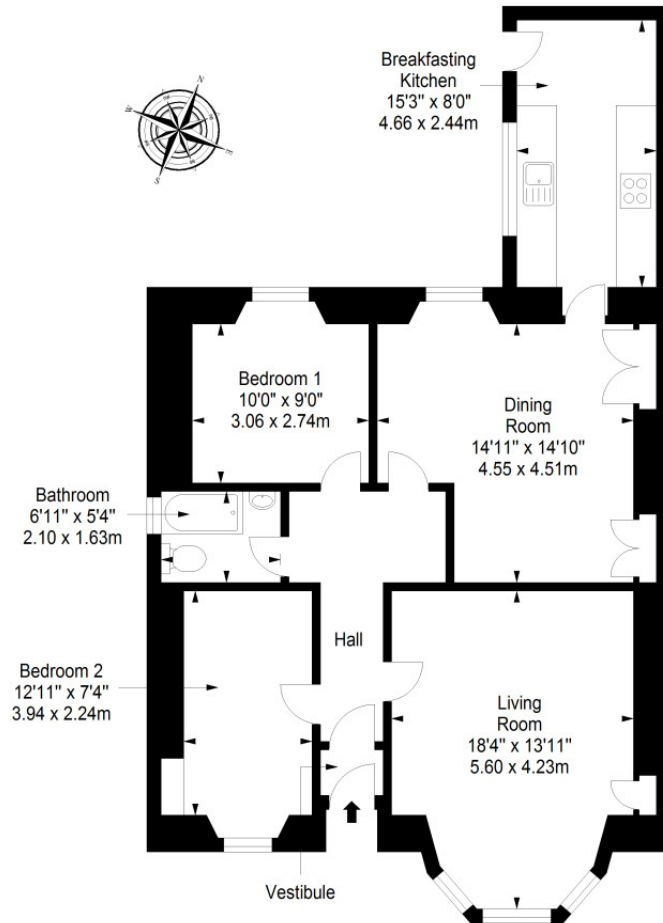
## Features

- Traditional semi-detached bungalow in Kirkcaldy
- Lovely period features
- Entrance vestibule and hall
- South-facing, bay-fronted living room
- Generous dining room
- Breakfasting kitchen
- Two double bedrooms
- Three-piece bathroom
- Front and rear gardens
- Unrestricted on-street parking
- Gas central heating
- Double-glazed windows



# Floorplan

Ground Floor  
Approx. 93.2 sq. metres (1003.2 sq. feet)



Total area: approx. 93.2 sq. metres (1003.2 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

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