

**J & G
WILSON**

28, Cameron Drive, Kirkcaldy, Fife, KY1 3AH.

Offers over £149,500.







Particulars of Sale

Dunfermline 15 miles, St Andrews 25 miles, Edinburgh Airport 25 miles, Edinburgh City Centre 28 miles, Dundee 30 miles, Perth 35 miles & Glasgow 55 miles.

A well appointed terraced 3 bedroom home with south facing gardens and open sea views.

DIRECTIONS

Enter Kirkcaldy on the A92 Eastern Link Road from Edinburgh and Dunfermline. Travel down the A921 Rosslyn Street to the roundabout. Go straight ahead at the roundabout and turn first left onto the B928 Windmill Road. Turn third left onto Cameron Drive and number 28 is set on the right hand side.

SITUATION

The property is ideally placed for the extensive amenities offered by Kirkcaldy and Dysart. These include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses, Adam Smith Centre and recreational amenities. The rail station has regular services to Edinburgh, Dundee and Aberdeen. There is good local primary and secondary schooling within walking distance.

Edinburgh is only a short journey away by road or rail with an excellent airport, superb shopping, leisure and cultural facilities.

DESCRIPTION

A luxury terraced home which enjoys south facing rear gardens and lovely sea views.

The property is perfect for family buyers with a bright three bedroom design, gas central heating and double glazing. The design includes a downstairs toilet, an en-suite shower room to the main bedroom and a family bathroom.





The lounge is a large and attractive room and the dining room is open plan to the fitted kitchen and has patio doors to the gardens. The kitchen is a well fitted room and features an integrated oven hob and hood. There is a range of in built storage space and the property is in good order throughout.

Outside the property has a lovely south facing decked area to the rear. The garden is level and in grass. It is fully enclosed and has a gate providing access to the front. There is a small front garden and an excellent off street parking area.

GENERAL INFORMATION

VIEWING

Please telephone J & G Wilson on 01577 862302. contact@jgwilson.co.uk



SELLING YOUR OWN HOME

J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX

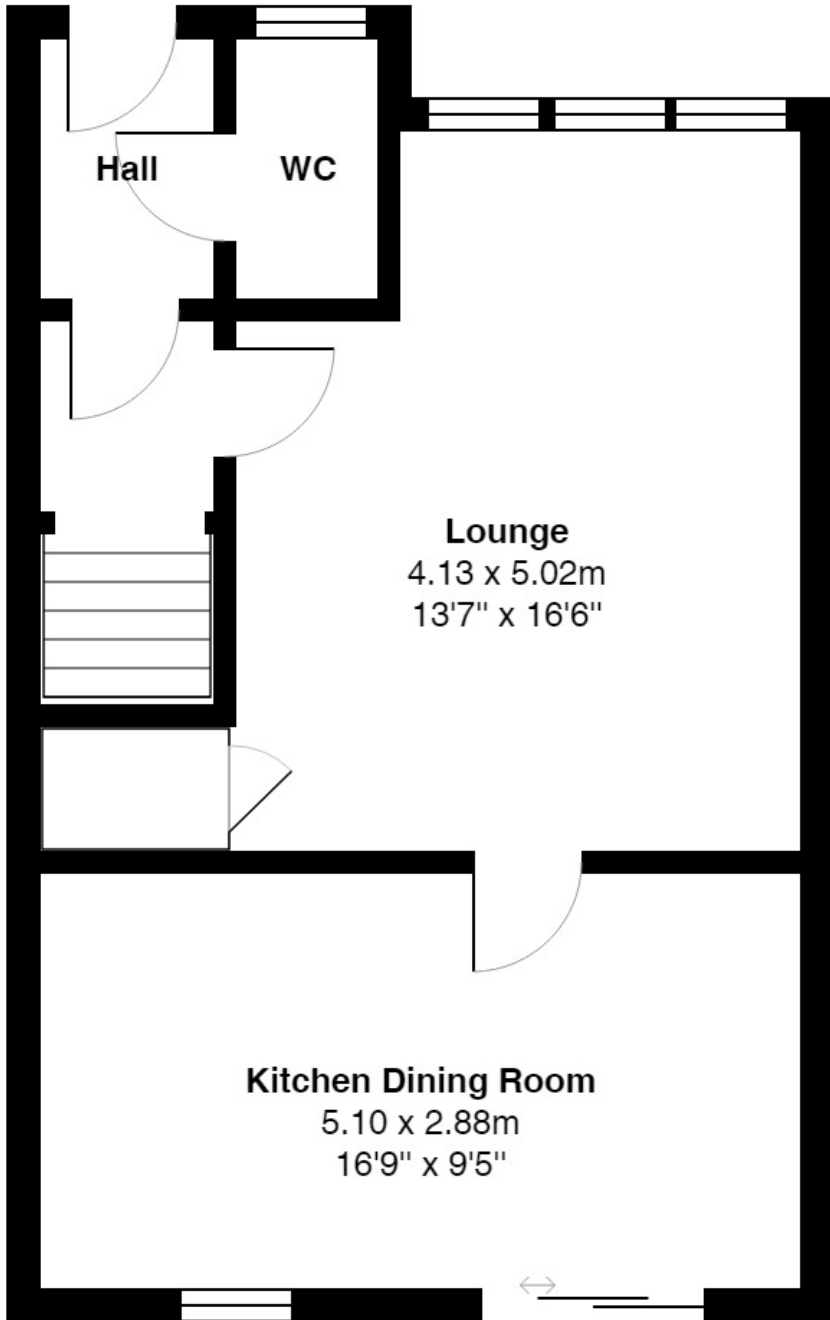
The property is Band D.

ENERGY RATING

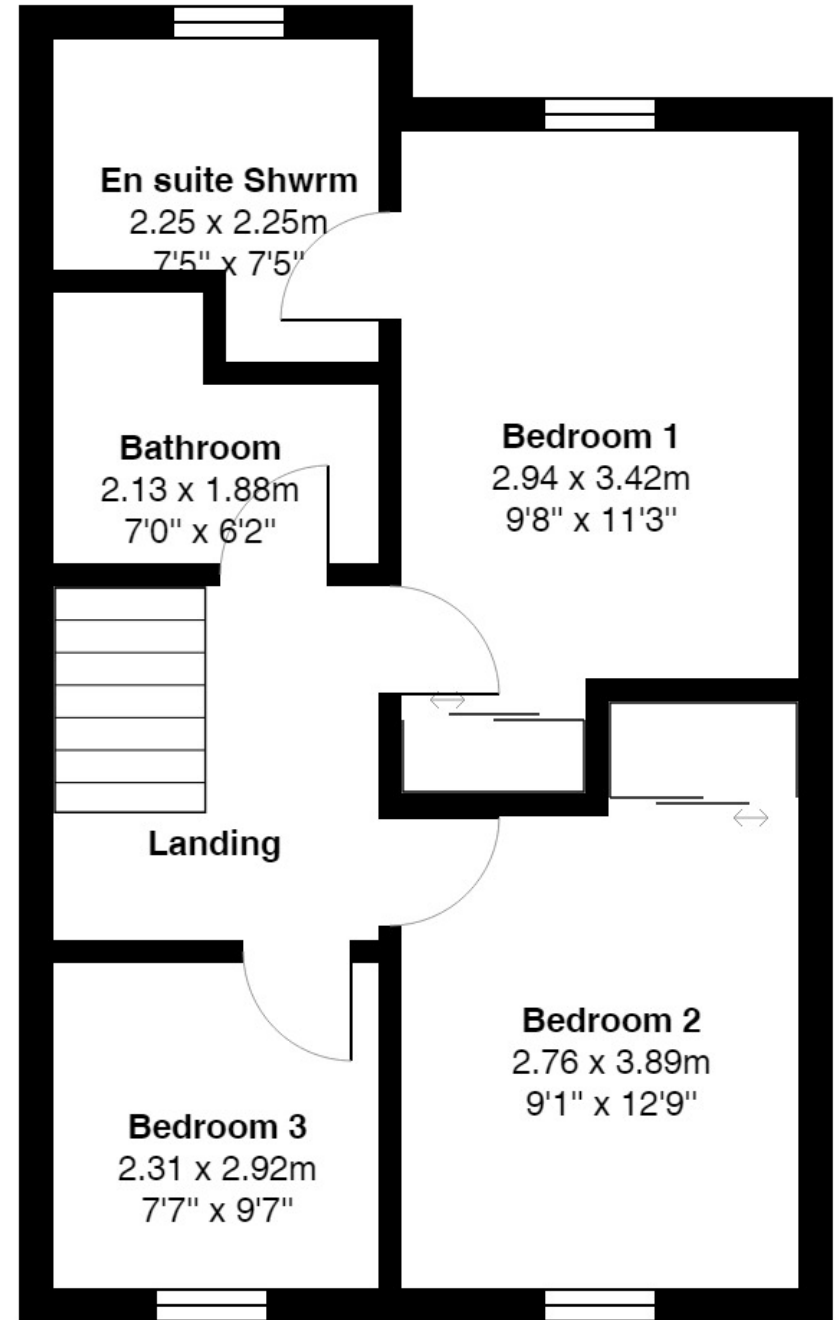
The property is rated as B (81).

Particulars prepared August 2019.





28 Cameron Drive
not to scale





Ordnance Survey © Crown Copyright 2019. All Rights Reserved. Licence number 100022432

Promapv2
 ● LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
 Licence number 100022432
 Plotted Scale - 1:7500. Paper Size - A4

PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

J & G Wilson
 18 High Street
 Kinross
 KY13 8AN
 T. 01577 862302

E. contact@jgwilson.co.uk
www.jgwilson.co.uk