



**Stevenson Marshall**  
Property & Law

4 Forth Park Crescent  
Kirkcaldy, KY2 5AB

Offers over £550,000

## 4 Forth Park Crescent, Kirkcaldy

A stunning modern detached villa (Easy Living Homes Circa 2021), set within impressive gated garden grounds which form part of a new state-of-the-art development centred round a Grade B listed former mansion house.

There is a flexible internal layout over three floors, which includes a reception hallway, WC/cloaks, dining room, breakfasting kitchen (with built in appliances, contemporary breakfast bar and LED lighting), feature open plan lounge and utility room. The first floor landing provides access to four double bedrooms (two with en-suite) and four piece bathroom. The top floor features an attractive landing area with access to walk on balcony. There is a master bedroom on this floor (with bi-fold doors, also providing access to walk on balcony), large dressing room and four piece en-suite bathroom.





The property boasts many fine features, including high specification fixtures and finishing, solid oak internal doors, LVT herringbone flooring, deep pile luxury carpets and bi-fold doors in both the lounge and master bedroom. Worth highlighting is the high efficiency air source heating and water system, which is complemented by modern double glazed units throughout. There is an L-shaped walk on balcony/roof terrace which enjoys distance sea views, a south facing aspect and ample space for outdoor furniture.

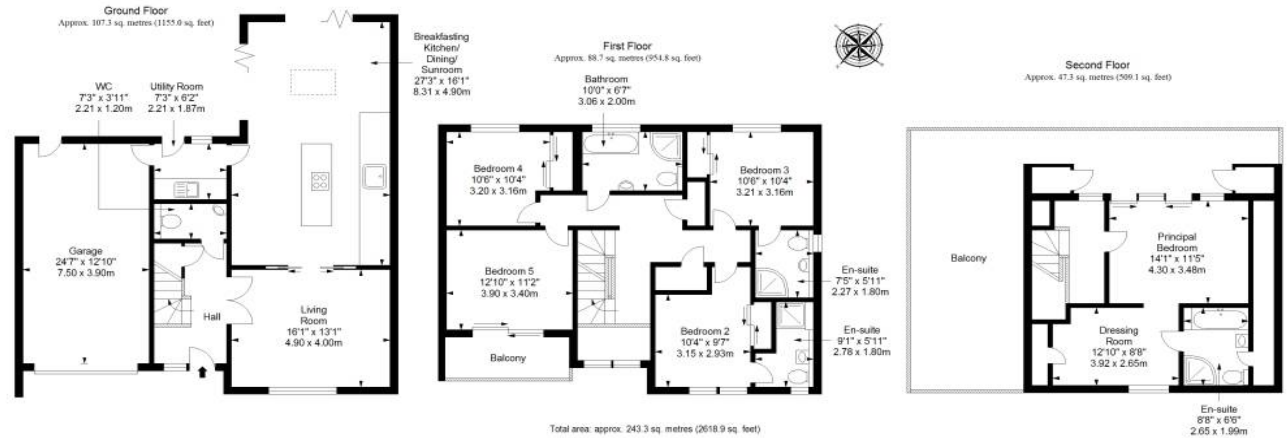
Floor area: 200 square meters  
(2152.78 square feet)

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The superb garden grounds are gated with a remote controlled entry system, well manicured lawn, mature oak trees (protected), generous patio area, large tarmac driveway and double garage (with remote controlled doors), which provide ample parking for several vehicles.

The property forms part of a sought-after modern development, located close to the centre of the popular seaside town of Kirkcaldy, which offers a wide range of services including shopping, banking, schools and a host of recreational facilities, such as the stunning Beveridge Park and the Adam Smith Theatre. For the commuter Kirkcaldy boasts a mainline train station and the A92 road link giving access to Edinburgh and all major local towns and beyond. The railway station is within walking distance and regular bus service operated.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.