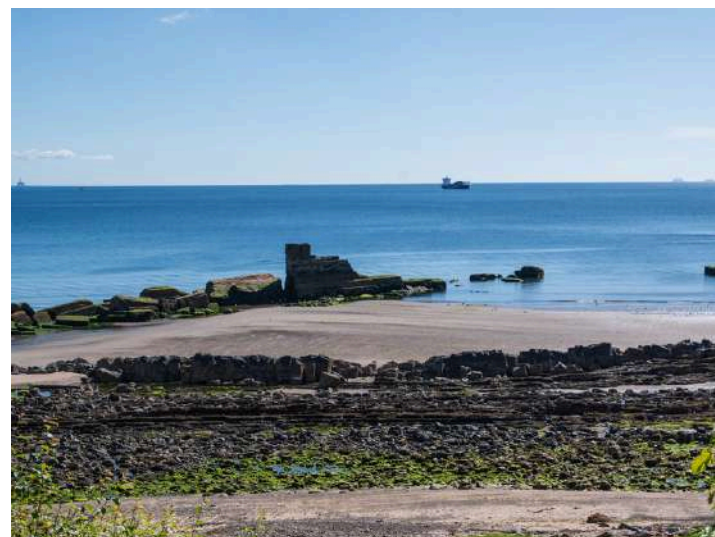




23 CRAIGFOOT WALK
Kirkcaldy, Fife, KY1 1GA





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An immaculately-presented contemporary home, in a sought-after residential pocket of Kirkcaldy, which is set apart by its exceptional beachfront position and outstanding, far-reaching views across the Firth of Forth to the North Sea.

Accommodation

Ground Floor

Vestibule & Hall.

Open-plan, split-level Sitting/Dining/Family Room and Kitchen.

Utility/Store Room and WC.

First Floor

Principal Bedroom with Dressing Room and en-suite Shower Room.

Second en-suite Double Bedroom with Shower Room and Two further Double Bedrooms.

Family Bathroom and Study/Nursery.

Exterior

Delightful, terraced garden governed by its arresting and elevated coastal outlook, with steps leading down to the shore. The garden also features a sweeping lawn, a pair of sheltered decked areas, well-stocked borders, and a garden shed. Spacious paved driveway to the front of the house, offering off-street car-parking for multiple vehicles. Integral garage-style store room with electrically-operated roller door.





23 CRAIGFOOT WALK

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Situation

23 Craigfoot Walk is situated in a sought-after and established development of executive homes in Kirkcaldy's popular Seafield, within which it occupies a pre-eminent position. Its plot faces East over the beachfront to the rear, affording it both a sense of privacy and a spectacularly scenic coastal outlook - capturing views of East Lothian's iconic Bass Rock and Berwick Law, as well as the North Sea. Positioned on the southern fringe of the town, Craigfoot Walk balances the convenience of walkability to a range of amenities, including the railway station, with easy access to picturesque countryside and, of course, Seafield Beach.

Kirkcaldy, a former Royal Burgh, is fondly called 'the lang toun' for its four-mile-long main street. It is a vibrant and well-serviced town, with an array of independent shops, bars, and restaurants, as well as a popular Farmers Market held on the last Saturday of every month. Residents and visitors alike can take advantage of the town's attractive walking routes, with a promenade and beach overlooking the Firth and Forth and formal gardens and a boating lake at Beveridge Park. A recent waterfront regeneration project has also seen the area improved for cyclists and the installation of seafront viewing shelters.

Beveridge Park has a playpark and football pitches, while Kirkcaldy Leisure Centre houses a gym, health suite, and swimming pool. Kirkcaldy Galleries and The Adam Smith Theatre offer wonderful cultural escapes, while every April the Links Market comes to town with over 200 rides and attractions. Kirkcaldy is also an ideal location from which to explore the characterful fishing villages that make up this scenic part of Scotland including Anstruther, St Monans, Crail, and Pittenweem. There are world-renowned golf courses to enjoy including the 18-hole club in Kirkcaldy, the last designed by Old Tom Morris in 1904; Dunnikier Park Golf Club; and The Old Course at St Andrews. Cluny Activities is home to extraordinary experiences such as archery, clay shooting, and golf.

There are several local primary and secondary schools in Kirkcaldy, including Balwearie Secondary School. The town is also within commutable reach of several independent schools, including St Leonards in St Andrews, The High School of Dundee, and many of Edinburgh's private schools.

St Andrews to the North is approximately a 45-minute drive and Edinburgh to the South is approx. 50 minutes by car, or train. Kirkcaldy Railway Station is on the main East Coast line and the Fife Circle line, offering commuter services to Edinburgh Waverley and Dundee, as well as direct trains to London Kings Cross, to name but a few.



General Description

23 Craigfoot Walk is a singular, detached home providing spacious and sophisticated family living accommodation, with spectacular coastal views across the Firth of Forth to the North Sea. Extending to approximately 3368 sq. ft., the light-filled home has been appointed to a superior specification and has been configured to align superbly with modern lifestyle trends. Notably, the rear garden features a set of steps leading down to the beachfront.

On approach, the façade of 23 Craigfoot Road has a timeless appeal - finished with a classic combination of harling and stone cladding and set beneath a pitched slate roof. The natural kerb-appeal of the property is enhanced by the smartly paved driveway, which provides off-street parking for multiple vehicles.

Internally, the house has been successfully adapted to encapsulate the free flowing, sociable living space, which is so coveted by contemporary households. The ground floor incorporates a statement, open-plan sitting/dining/family room and kitchen, which is ideal for both relaxed family living and entertaining larger parties, when occasion demands. The principal reception rooms stretch across the Easterly elevation, in a trio of open-plan, versatile living areas, while the generous fenestration allows for maximal enjoyment of the picturesque coastal views and incorporates two sets of French doors inviting out to the garden.

Curated with a keen eye for detail and design, the tastefully coordinated interior features a catalogue of quality finishes and fittings, including a high-end kitchen with Silestone work surfaces and Siemens appliances, a wood-burning stove, stylish tiling and plush carpeting, and luxurious bathroom fixtures, such as double deluge shower. In addition, the accommodation has been thoughtfully configured for the rigmarole of family living, providing a copious quantity of integrated storage, of a volume rarely found in properties of its age. Notably, the former integral double garage has been converted into a bike/garden store, as well as a spacious utility/store room with a wealth of in-built cupboards, which also functions as a playroom.

The main entrance door at 23 Craigfoot Walk is set beneath a stone arch, carved with a traditional thistle motif. It opens into a welcoming entrance vestibule, finished with timeless floor tiling, which opens onto the main hall beyond.





The hall impresses a sense of arrival, with a grand bifurcated staircase, complete with a double bull-nose curtail step, rising to a galleried landing on the first floor. The impressive central circulation space is appointed with classic timber flooring and sweeps around the central staircase on both sides, inviting into the principal living rooms and the kitchen. Conveniently positioned off the hall, there is a neatly-presented WC with two tone wall and floor tiling, a wash hand basin set beneath a vanity mirror with integral lighting, and a heated towel rail.

The open-plan sitting/dining/family room is a remarkable reception space, which extends to approximately 17 metres, spanning across the rear of the property. The area is finished with timber flooring and is split-level, with two steps between the sitting room and family room - lending natural definition to the two well-proportioned living areas. The sitting room is lent atmosphere by a Dovre multi-fuel stove, set on a granite hearth, while a set of large sliding patio doors flanked by a pair of tall windows frame the glorious outlook across the garden and over the sea beyond.

Designed with entertaining at the fore, the dining room is open to the kitchen and is fitted with its own bar - a run of sleek cabinets, paired with a Silestone work surface and splashback, incorporating a small dishwasher, a sink with a mixer tap, and a fridge. It also features a pair of patio doors onto a decked area extending into the garden - a splendid, sheltered sun-trap, which is the optimal spot for alfresco living and entertaining, against the backdrop of the Firth of Forth and North Sea.

The bespoke and beautifully appointed kitchen is elevated above the dining area and set beyond a lengthy breakfast bar, which - overlooking the living space below - is ideal for sociable day-to-day dining. It has a contemporary yet classic aesthetic, with handleless wall and floor units, as well as a large island - all accented by deep Silestone work surfaces and grey marble-effect floor tiles.

It is also well-equipped for functional performance, with ergonomic culinary storage, such as pan drawers, as well as a generous array of high-end integrated appliances, including: an Elica induction hob, which is inset within the island countertop and accompanied by a discrete extractor fan; a pair of Siemens ovens, two warming drawers, and a microwave; a Siemens bean-to-cup coffee machine; and two dishwashers. In addition, there is an integral double sink, with a pull out tap, and a secondary Villeroy & Boch basin, complete with a Quooker boiling water tap. There is also space for an American-style fridge/freezer. The attention-to-detail extends to the lighting, which includes contemporary downlighting and a series of tasteful pendant lamps above the breakfast bar. The kitchen and the dining room are appointed with integrated speakers in the ceiling.

From the hall, there is a door leading into the utility/store room, which has been created within the former integral double garage. Currently also utilised as a playroom, the spacious area can easily be imagined as a workshop or home gym. It is practically fitted with garage-style interlocking floor tiles and a plethora of fitted storage units. The garage door aperture has also been retained and is fitted with an electric roller door, which provides access out to the driveway.

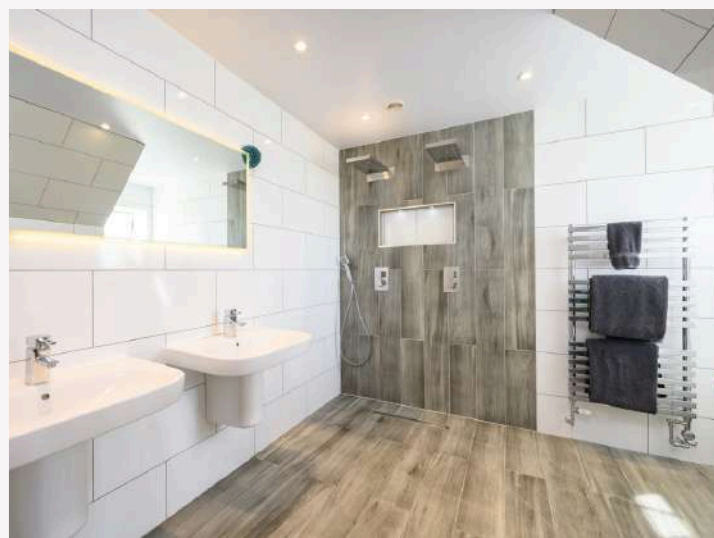
The utility area itself is well-appointed with fitted wall and floor units, which incorporate a Lamona fridge/freezer, space for four white goods, and have a sink and draining board. The utility/store room also houses the Valiant gas-fired boiler.

Having been subdivided, the former double garage also incorporates a bike/garden store, which can be accessed from the driveway via another electric roller door.

On the first floor, the staircases rises to the galleried, wrap-around landing, which is finished with tasteful balustrading and plush grey carpeting.

The landing has a deep, double airing cupboard, with a clothes rail and shelving, which houses the hot water tap. It also has a ceiling hatch, fitted with a fold-away ladder, which provides access into the floored loft.

The principal bedroom suite is particularly sumptuous in its proportion and specification - accompanied by both a luxury shower room and a dressing room. The bedroom itself has plush carpeting and a wonderful tripartite window framing the sea views, while the accompanying dressing room is fitted with clothes rails and a hat box shelf. The luxurious en suite has electric underfloor heating and is styled with well coordinated tiling and downlighting. It features a walk-in double shower, with twin deluge shower attachments and a third handheld fixture, as well as a pair of wash hand basins, set beneath a large illuminating vanity mirror with an anti-fog setting. It is complete with a heated towel rail and a WC.



The second en suite double bedroom is finished with plush carpeting and has a shower room with a traditional cubicle, classic monochrome wall and floor tiling, a wash hand basin set beneath a window overlooking the coast, a WC, and a heated towel rail.

There are two further generous double bedrooms off the landing, both of which are presented with light-oak effect laminate flooring and have fitted wardrobes. One of the bedrooms shares in the superlative sea views, with a dormer window to the East. There is also a study/nursery or snug off the landing, finished with light-oak effect laminate flooring.

The main family bathroom is also finished to a superior specification, creating an indulgent space with electric under-floor heating, a free-standing slipper bath, and a walk-in double shower, with twin deluge fixtures and a third handheld attachment. It is finished with a combination of contemporary, white wall tiling and slate effect tiling, as well as a pair of recesses with accent lighting, a wash hand basin and an illuminating vanity mirror, a WC, and a heated towel rail.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY1 1GA

Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price, as well as the fitted blinds and curtains. The Fisher & Paykell fridge/freezer in the kitchen and some garden equipment may be made available by way of additional/separate negotiation.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains electricity, water, drainage, and gas. Gas-fired boiler for central heating and hot water systems.

Council Tax Band

G

EPC Rating

Band C

Tenure

Freehold







Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

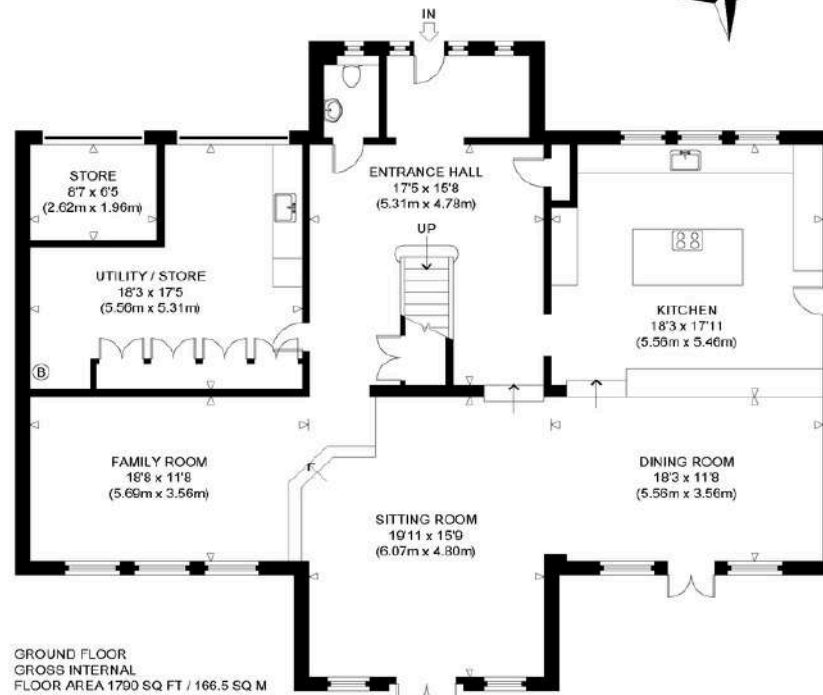
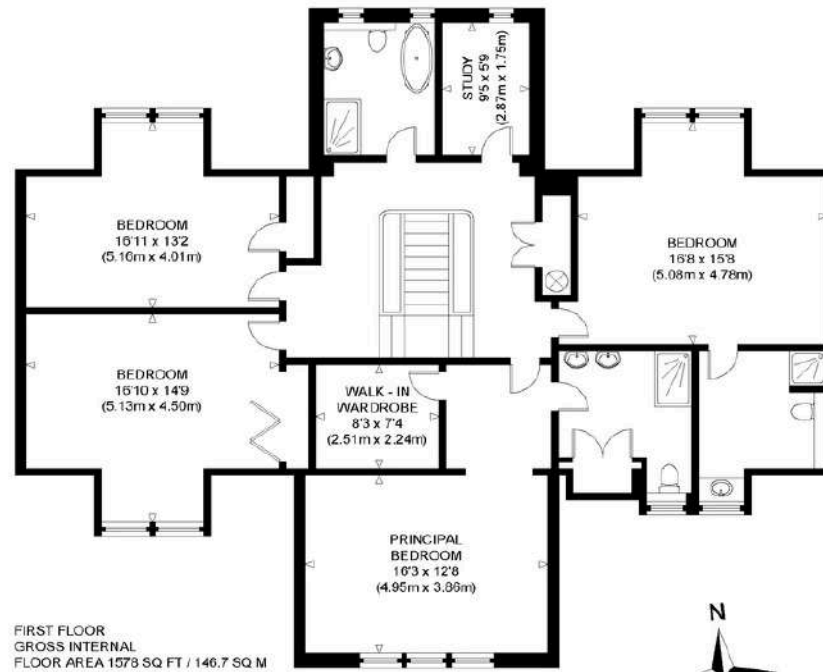
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Websites and Social Media

This property and other properties offered for sale by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk. In addition, our social media platforms are facebook.



CRAIGFOOT WALK
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 APPROXIMATE GROSS INTERNAL FLOOR AREA 3368 SQ FT / 313.2 SQ M
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 are approximate and should be independently verified.
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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.