



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**8 Michael Nairn Gardens, Kirkcaldy**





**GILSON GRAY**

LAW • PROPERTY • FINANCE



This is an outstanding opportunity to purchase a spacious five bedroom detached villa situated in a highly sought-after residential location. The subject property offers swift access to a wide range of local amenities including shops, schools, leisure facilities and excellent commuter transport links to both Dundee and Edinburgh.

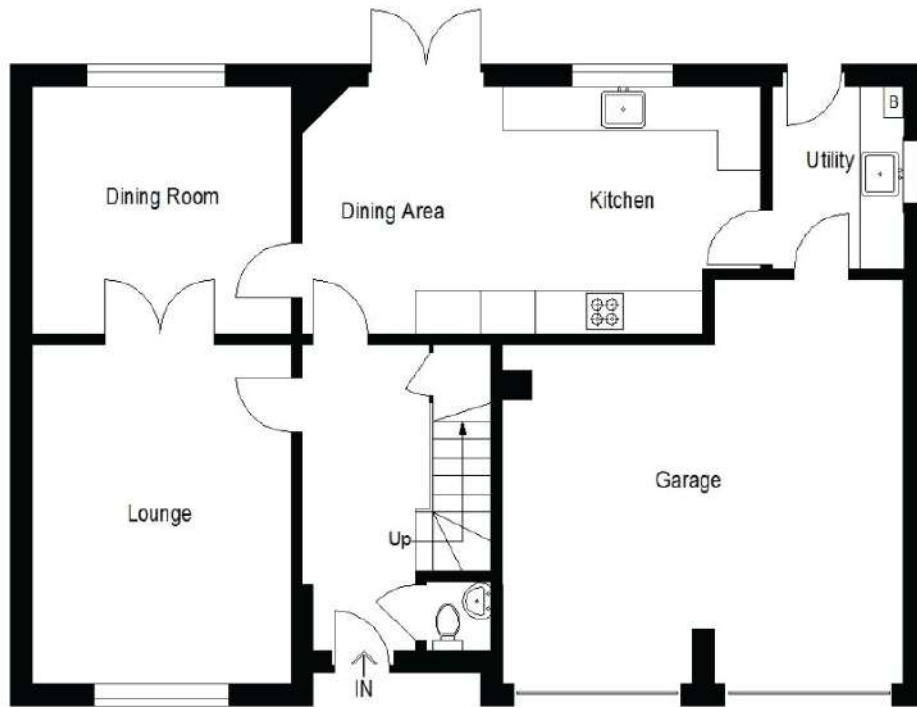
This ideal family home offers comfortable accommodation which comprises: Bright lounge, dining room, kitchen, utility room, ground floor W/C, bathroom and five well-proportioned double bedrooms with two en-suite. Practical attributes include double glazing and gas fired central heating.

Externally the property benefits from private garden grounds to the rear of the property and vehicular needs are catered for with a private driveway leading to a double garage.

This property will appeal to a wide range of buyers and early viewing is highly recommended.

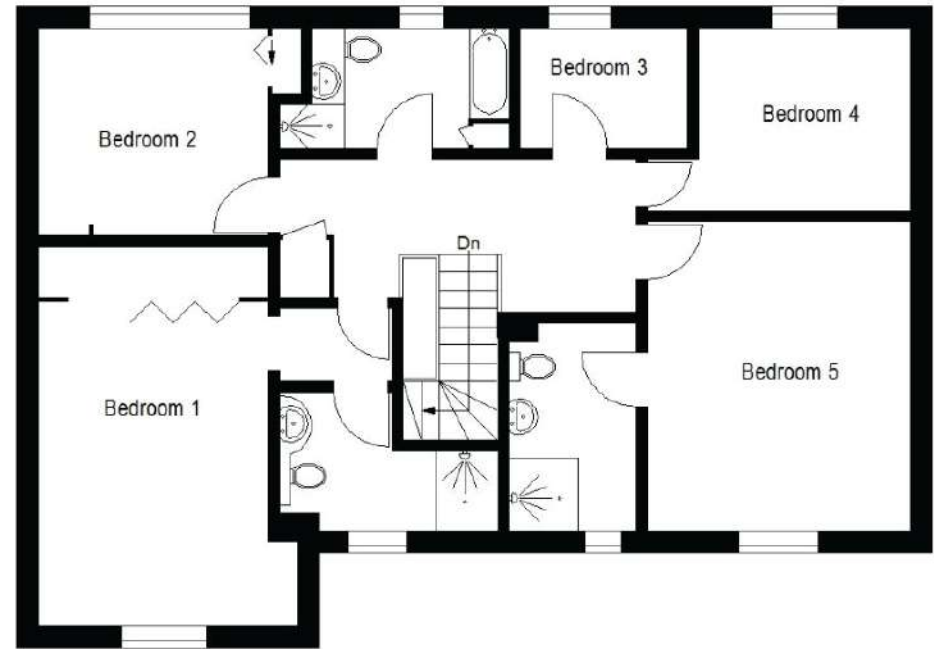


# Floor Plans



Ground Floor

Lounge: 4.91m x 3.41m  
Kitchen/Dining Area: 6.37m x 3.5m  
Dining Room: 3.37m x 3.55m  
Utility: 2.52m x 1.79m  
W/C: 1.55m x 1.15m



First Floor

Bedroom 1: 3.35m x 4.04m  
En-Suite: 1.77m x 2.87m  
Bedroom 2: 3.83m x 3.44m  
En-Suite: 2.47m x 1.72m  
Bedroom 3: 3.02m x 2.59m  
Bedroom 4 - 3.43m x 2.82m  
Bedroom 5: 3.83m x 3.31m  
Bathroom: 2.52m x 2.25m









  
**GILSON GRAY**  
LAW • PROPERTY • FINANCE







## **EDINBURGH**

29 Rutland Square  
EH1 2BW  
0131 516 5366

## **GLASGOW**

160 West George Street  
G2 2HQ  
0141 530 2021

## **DUNDEE**

2 West Marketgate  
DD1 1QN  
01382 201 000

## **EAST LOTHIAN**

33 Westgate  
EH39 4AG  
01620 893 481

## **BORDERS**

01890 880 008