



## 76a Dunnikier Road, Kirkcaldy, Fife, KY2 5AW

Light, Tastefully Presented & Spacious, Three-Bedroom, Double-Upper Villa

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# Property Description

Light, tastefully presented and spacious, three-bedroom, main door double upper villa, with a private garden plot and driveway. Forming part of a period stone-built terrace, conveniently located in a desirable residential area of Kirkcaldy, Fife.

Comprises a vestibule, hallway, living and dining rooms, kitchen, utility cupboard, three double bedrooms and a bathroom.

Highlights include a stylish contemporary fitted kitchen and bathroom, modern lighting, and excellent integrated storage. In addition, there is double glazing, gas central heating, and open parkland views to the rear.

Externally there is a shared drying green, a private garden lawn plot, a gated off-street parking space, and access to a shared brick-built external store.

Set to the rear, with stairs leading to the main door, the entrance vestibule opens into the hall which provides access to the majority of the first floor, including an understair utility cupboard, and the carpeted stairs leading to the upper hall.

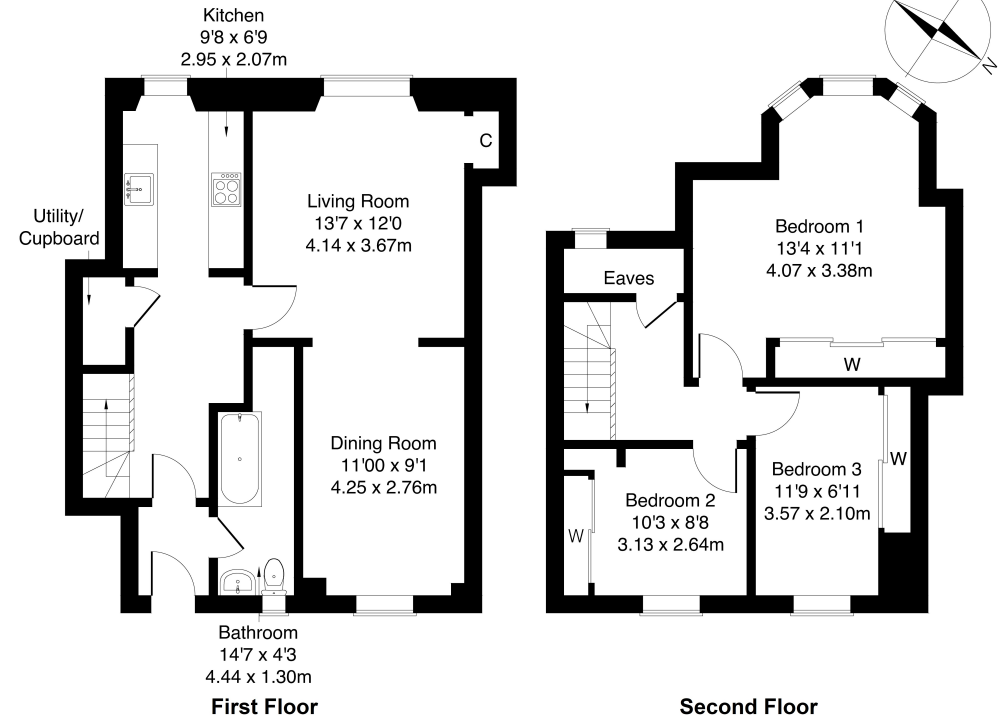
Set to the front, the living room is finished in light natural decor and features a southerly-west aspect enjoying plentiful natural light, a fireplace and carpeted flooring continuing into the semi-open plan dining room, set to the rear.

To the front, the stylish kitchen is fitted with modern units, wood effect worktops, a tiled surround and a ceramic sink with drainer; with appliances including an integrated oven and induction hob; whilst the utility room offers space for further freestanding appliances.

On the upper floor, bedroom one is set to the front with a southerly-west-facing bay window, a large built-in wardrobe and carpeted flooring; whilst two further carpeted bedrooms are set to the rear, both featuring built-in wardrobes with mirror sliding doors. Completing the accommodation, the stylish bathroom is set off the entrance vestibule, fitted with a three-piece suite including a shower over the bath, modern splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Kirkcaldy is located on the north coast of the Firth of Forth, and is one of Fife's principal towns. It provides a wide range of retail, cultural and leisure services, as well as primary and secondary schooling, and further education at the Adam Smith College. It is home to a museum and an art gallery, as well as the renowned Adam Smith Theatre. Shopping facilities to be found in the Fife Central Retail

Park include a Sainsbury's, B&Q and Next, with many other high-street names also to be found in the town centre, whilst the modern Victoria Hospital serves much of Fife. The railway station brings Edinburgh and Dundee within easy commuting distance, whilst the A92 allows easy access to the motorway network and Edinburgh Airport.





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