

23B Dunnikier Road

KIRKCALDY, KY1 2RU



Stunning “double upper” / maisonette with spacious accommodation over two floors. Beautifully presented, the elegant proportions are sure to wow the discerning buyer



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McEwan Fraser Legal is delighted to offer this beautifully presented two-bedroom maisonette, ideally situated in a purpose-built residence that combines comfort and convenience. This double upper home, spanning the first and second floors, offers an inviting and spacious living environment that is ready to walk into.

As you approach the property, you are greeted by a private drive at the front, providing ample parking for residents and visitors alike. The front door opens to a welcoming staircase that ascends to the first floor, setting the tone for the elegance and charm that defines this home.

THE LOUNGE



The first floor features a generously proportioned lounge, thoughtfully designed to include a dining area within the spacious living setting. This room is perfect for both relaxation and entertaining, boasting large windows that flood the space with natural light.

THE KITCHEN/DINER



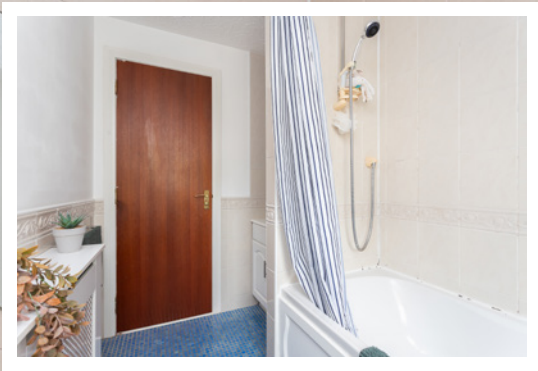
Adjacent to the lounge is the well-appointed dining kitchen, complete with ample cupboard space and work preparation surfaces. This kitchen is ideal for both everyday cooking and hosting dinner parties, providing a functional and stylish workspace.





A second flight of stairs leads to the upper floor, where you will find two spacious bedrooms. Each bedroom offers plenty of room for furnishings and storage, ensuring a comfortable and restful atmosphere. The family bathroom is also located on this level, featuring a shower over the bath and a vanity unit, adding a touch of luxury to your daily routine.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the property benefits from a private garden to the rear, offering an excellent outdoor space for relaxation, gardening, or entertaining. The garden is well-maintained and provides a serene escape from the hustle and bustle of daily life.

Situated in a desirable location with easy access to local amenities, schools, and public transport, this maisonette is perfect for those seeking a stylish and comfortable home in a convenient setting. Schedule a viewing today to experience the quality and charm of this exceptional property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

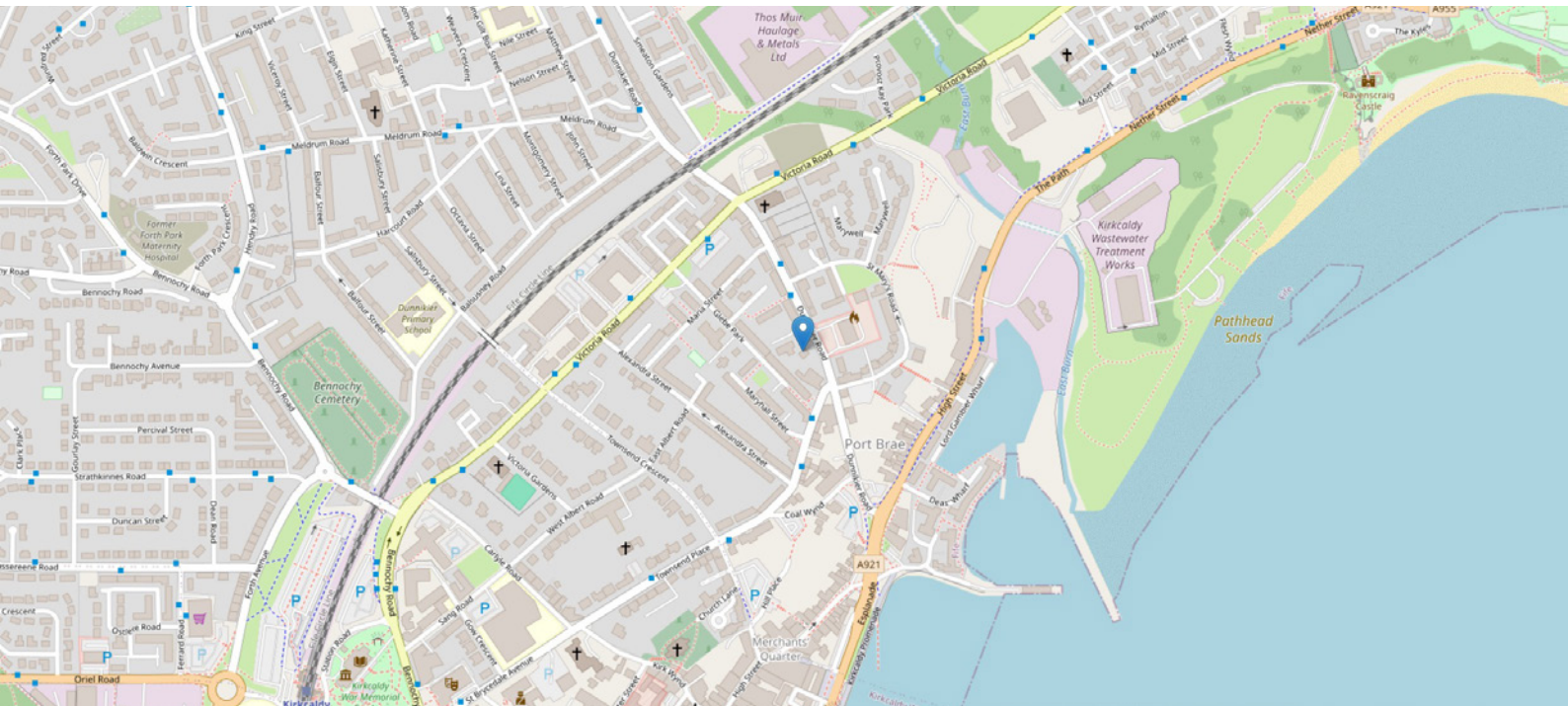


Approximate Dimensions (Taken from the widest point)

Lounge 5.00m (16'5") x 4.60m (15'1")
 Kitchen/Diner 4.60m (15'1") x 4.10m (13'5")
 Bathroom 2.80m (9'2") x 1.70m (5'7")

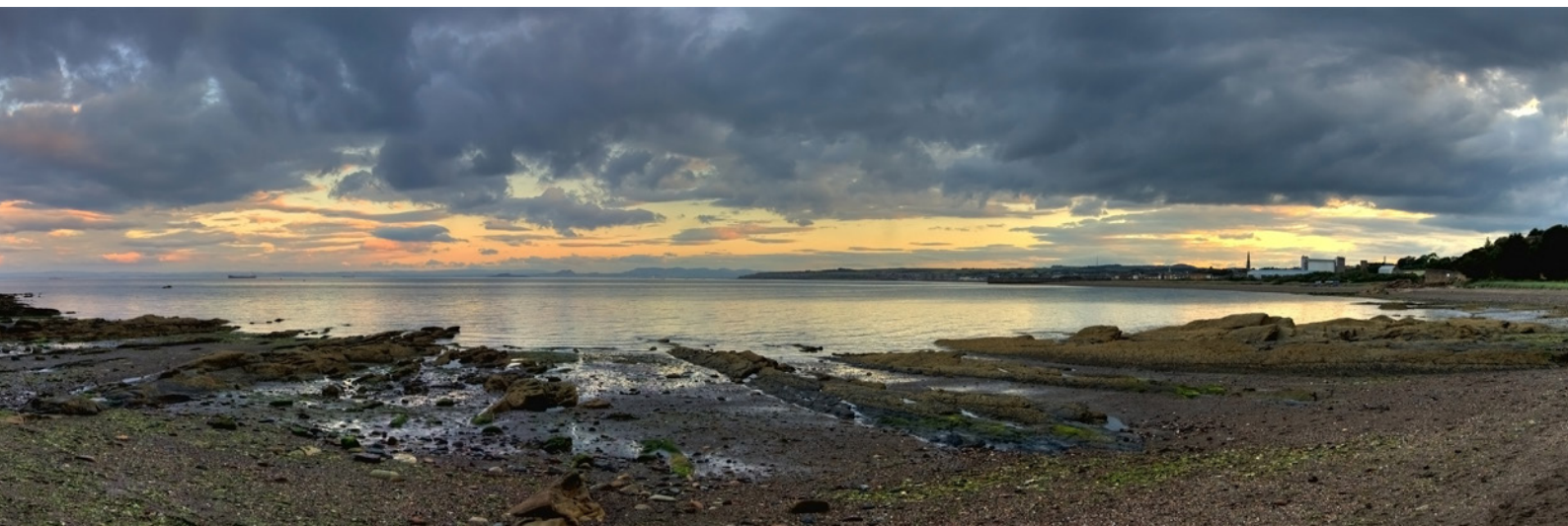
Bedroom 1 4.00m (13'1") x 3.70m (12'2")
 Bedroom 2 4.00m (13'1") x 3.50m (11'6")

Gross internal floor area (m²): 90m²
 EPC Rating: C



THE LOCATION

Kirkcaldy, a vibrant and historic town on the stunning Fife coastline, offers an exceptional quality of life and a perfect blend of urban convenience and coastal charm. This property, situated in one of Kirkcaldy's most desirable areas, provides an ideal setting for small families, professionals, and anyone seeking a comfortable and well-connected home. Kirkcaldy boasts excellent transport links, making it an ideal location for commuters. The town's train station offers regular services to Edinburgh, Dundee, and beyond, ensuring a quick and convenient commute. Major road networks, including the A92, provide easy access to nearby cities and the beautiful Fife countryside.





Residents of Kirkcaldy enjoy a wealth of local amenities. The town centre, just a short distance from the property, features an array of shops, supermarkets, cafes, and restaurants, catering to all your daily needs and more. The Mercat Shopping Centre and High Street offer a diverse range of retail options, ensuring that everything you need is within easy reach. Kirkcaldy is also home to a variety of excellent educational institutions, from well-regarded primary and secondary schools to the nearby Fife College, providing top-quality education for all ages. Families will find this location particularly appealing, with numerous parks, play areas, and community activities available. Healthcare facilities are plentiful, with several medical centres, dental practices, and the Victoria Hospital located within the town, offering comprehensive healthcare services close to home.

For leisure and recreation, Kirkcaldy offers a rich cultural scene and numerous outdoor activities. The Adam Smith Theatre hosts a variety of performances and events, while the Kirkcaldy Galleries provide a fascinating glimpse into local history and art. Outdoor enthusiasts will appreciate the scenic beauty of the Fife Coastal Path, perfect for walking, cycling, and enjoying breathtaking views of the coastline. Sports and fitness facilities abound, including local golf courses, leisure centres, and swimming pools, ensuring that there is something for everyone to enjoy.



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