

1Fl, 81 Dunnikier Road

KIRKCALDY, FIFE, KY1 2QW



A stunning first-floor flat that seamlessly combines elegance, convenience, and modern living



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Introducing a stunning first-floor flat that seamlessly combines elegance, convenience, and modern living. This beautiful property is strategically located in close proximity to the train station and town centre, making it an ideal choice for those seeking the perfect blend of urban accessibility and comfort.

Upon arrival, you'll appreciate the peace of mind provided by the secure entry system, ensuring your safety and privacy.

THE LOUNGE/KITCHEN

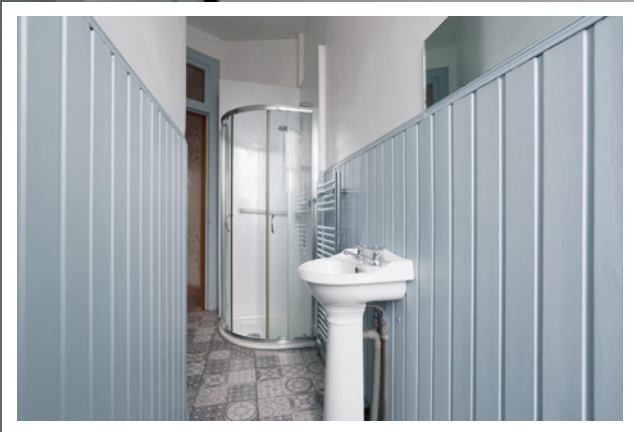


As you step inside, you are greeted by a harmonious fusion of classic charm and contemporary design. The open-concept kitchen and lounge area, featuring sash and case windows on the front elevation, bathes the space in natural light, creating an inviting and warm atmosphere.



The flat offers a modern three-piece shower room, adding a touch of luxury to your daily routine. Convenient storage can be found off the hallway, keeping your living spaces clutter-free and organized. Two generously sized bedrooms ensure ample room for your personal haven, providing comfort and tranquillity.

THE SHOWER ROOM



THE BEDROOMS



The property boasts expensive double-glazed windows, enhancing energy efficiency and sound insulation. These upgrades contribute to a comfortable and tranquil living environment, even in the heart of town. For those seeking a cosy and efficient home, gas-fired central heating keeps the space warm throughout the year, and its period features exude character and charm. With period features adorning the property, you'll be reminded of the flat's rich history and timeless appeal.

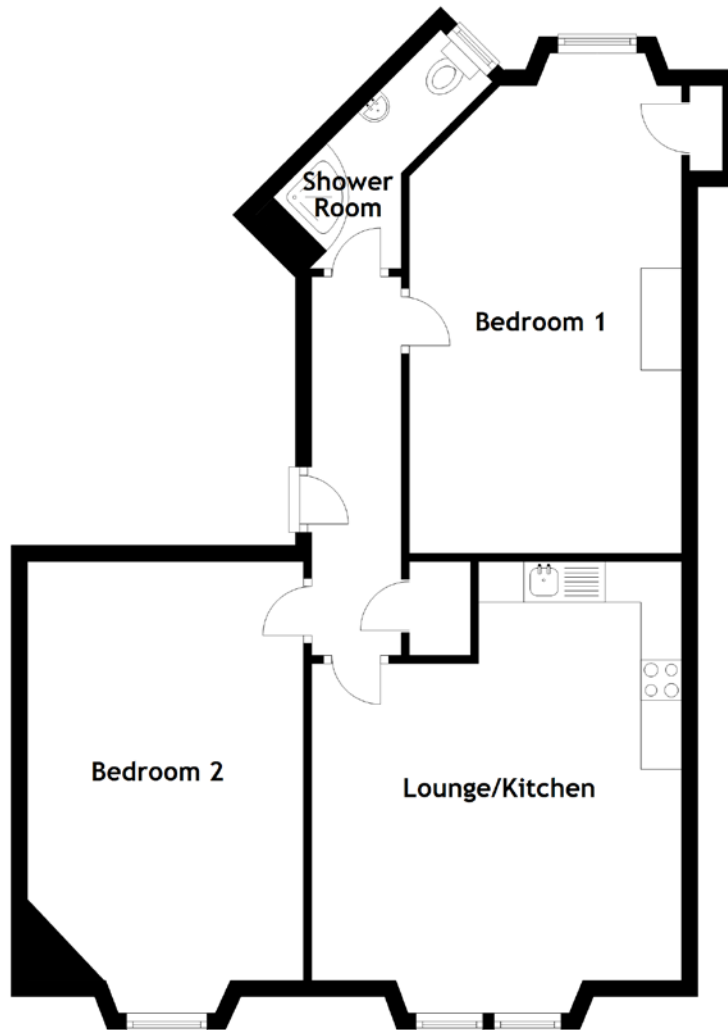
In summary, this first-floor flat is a splendid combination of old-world charm and contemporary comfort, offering a peaceful retreat just moments away from the bustling town centre and excellent transportation options. Don't miss the opportunity to make this exquisite property, designed by the celebrated architect, William Dow, for local furniture-maker McIntosh & Co. in 1904, your own.

EXTERNALS & VIEWS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

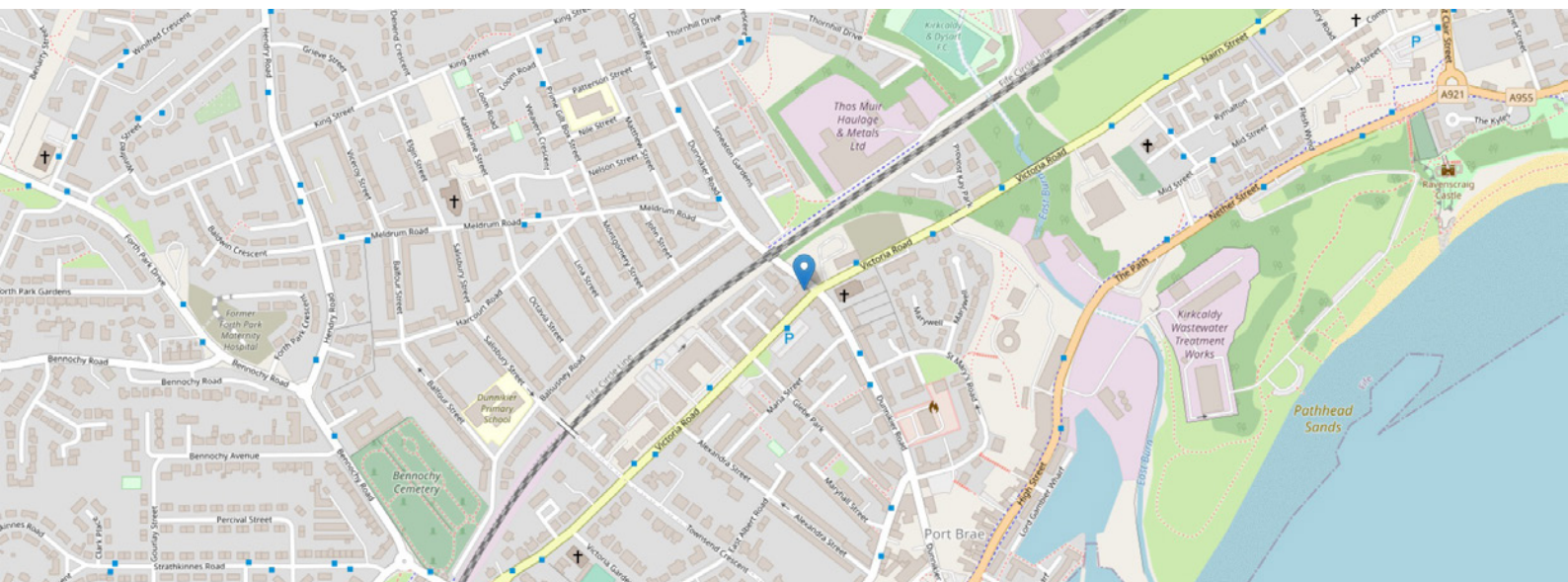
Lounge/Kitchen
Shower Room

5.15m (16'11") x 4.55m (14'11")
3.45m (11'4") x 0.90m (3')

Bedroom 1
Bedroom 2

Gross internal floor area (m²): 67m²
EPC Rating: C

5.75m (18'10") x 3.35m (11')
5.15m (16'11") x 3.40m (11'2")



THE LOCATION

Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College.





A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with the rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

For those who enjoy the outdoors; Dunnikier Park which has a cricket club, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground, and many woodland walkways. There is a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.



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