

22 Duddingston Drive

KIRKCALDY, KY2 6JP



*WONDERFUL THREE BEDROOM
HOME IN A HIGHLY DESIRABLE AREA*



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Viewing is essential to fully appreciate the high-quality finish of this property. 22 Duddingston Drive is a delightful and spacious three-bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners and is in move-in condition.

The entrance leads into a hall that has doors leading to the lounge and kitchen with stairs leading to the upper level. The spacious open-plan lounge/dining area has a front-facing window and ample space for a large dining table and eight chairs. The kitchen is a good size and features a range of quality fitted floor and wall-mounted units with a striking work surface and breakfast bar. Access is gained from here to the secluded rear gardens.









Bedroom 1





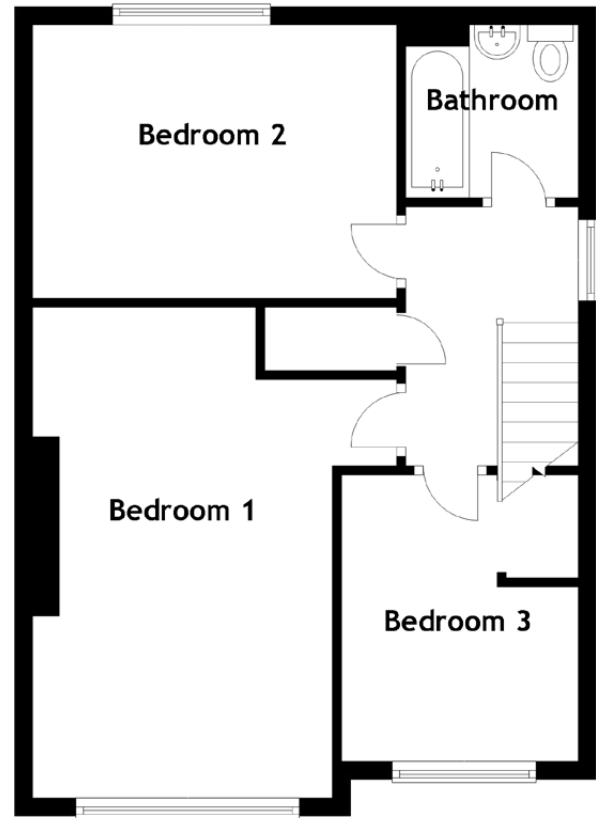
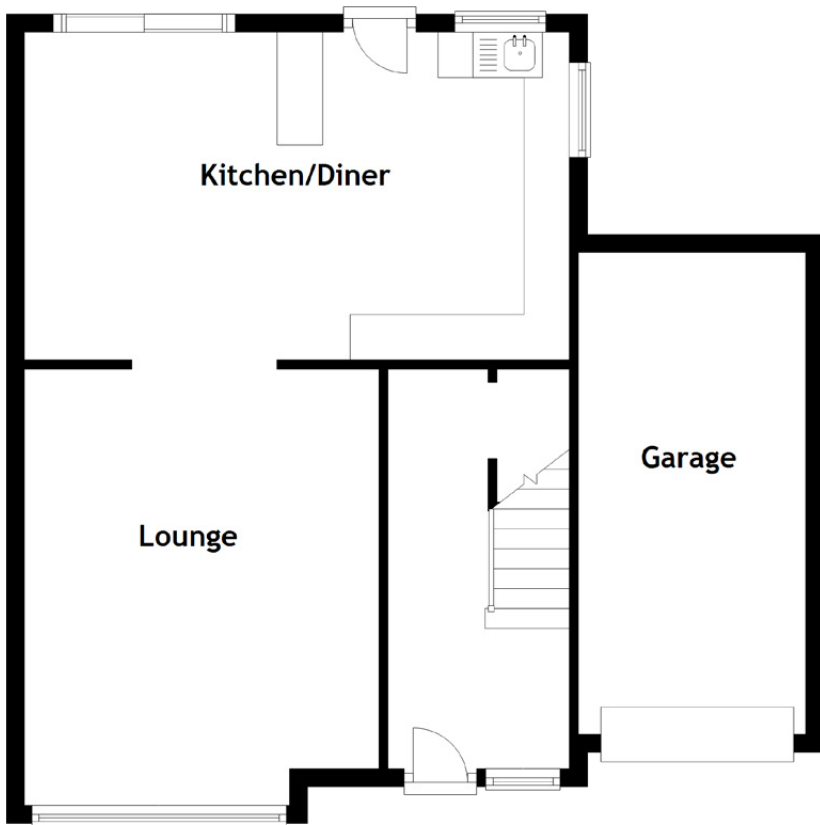
Bedroom 2





On the upper level, there are three good-sized double bedrooms. The three-piece family bathroom completes the internal accommodation on offer. The property also benefits from gas central heating and full double glazing throughout.





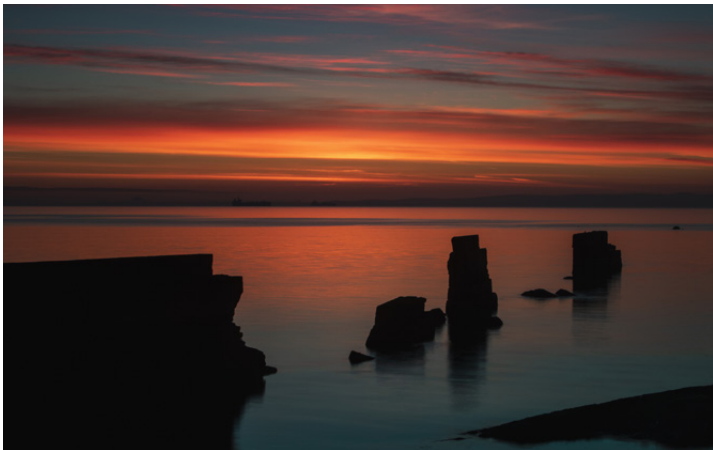
Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.00m (19'8") x 3.60m (11'10")	Bathroom	1.90m (6'3") x 1.90m (6'3")
Lounge	4.80m (15'9") x 3.90m (12'10")	Garage	5.30m (17'5") x 2.50m (8'2")
Bedroom 1	5.40m (17'9") x 3.81m (12'6")		
Bedroom 2	3.80m (12'6") x 3.00m (9'10")	Gross internal floor area (m ²): 93m ²	
Bedroom 3	3.15m (10'4") x 2.60m (8'6")	EPC Rating: C	

There is a driveway leading to the lovely landscaped garden to the rear of the property which is low maintenance and is fully enclosed ensuring a child and animal-friendly environment. A single garage is located to the rear with a long driveway.

Viewing is highly recommended to appreciate the accommodation on offer.

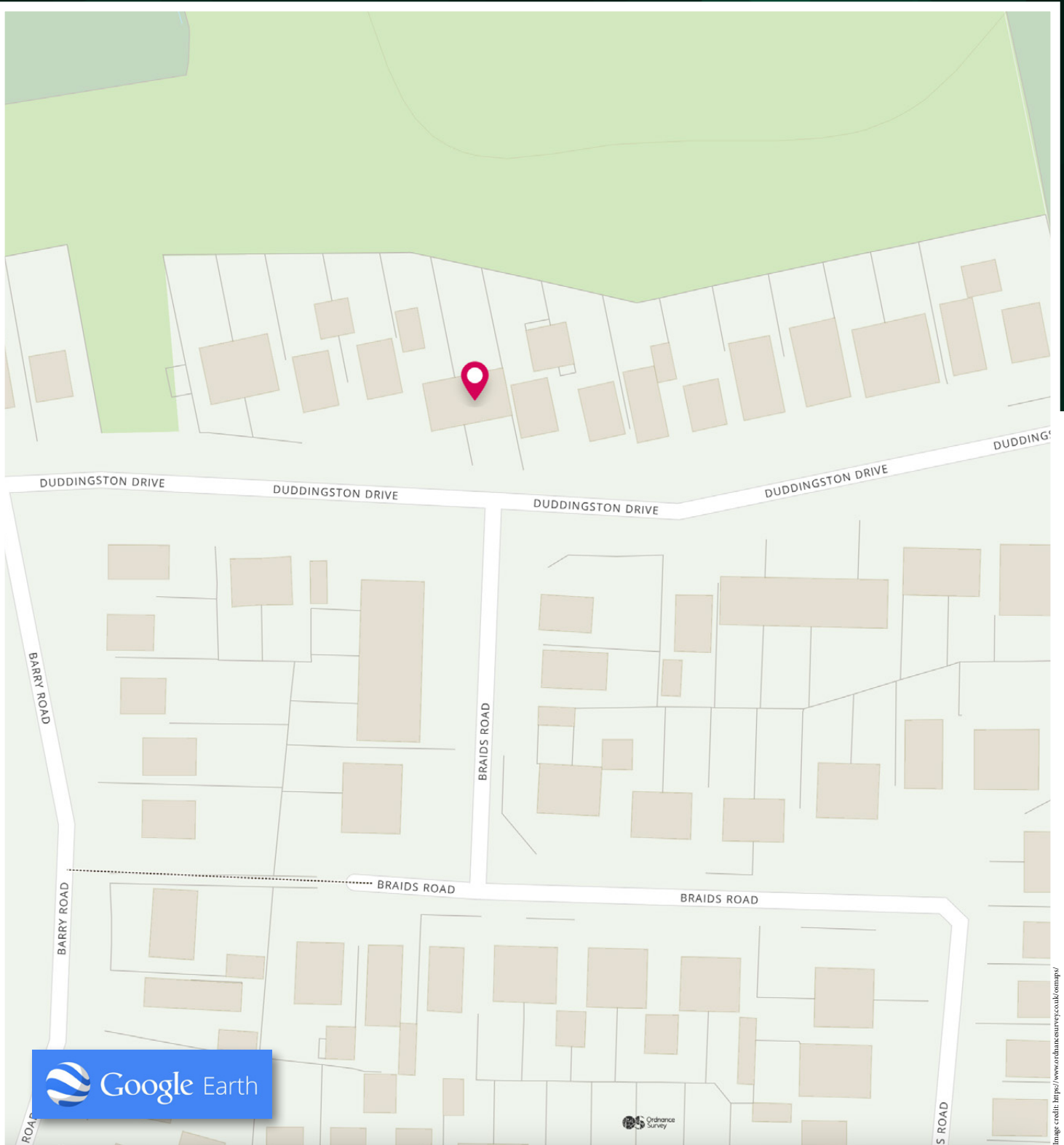




Kirkcaldy is a thriving Fife town to the north of Dunfermline and the Forth Bridges. Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses. There are also four secondary schools and twelve primary schools.

Kirkcaldy train station is easily accessed by this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south

The Location



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Text and description
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