




McEwan Fraser Legal

Solicitors & Estate Agents

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2/M 81 Dunnikier Road

KIRKCALDY, FIFE, KY1 2QW

2/M 81 DUNNIKIER ROAD



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.

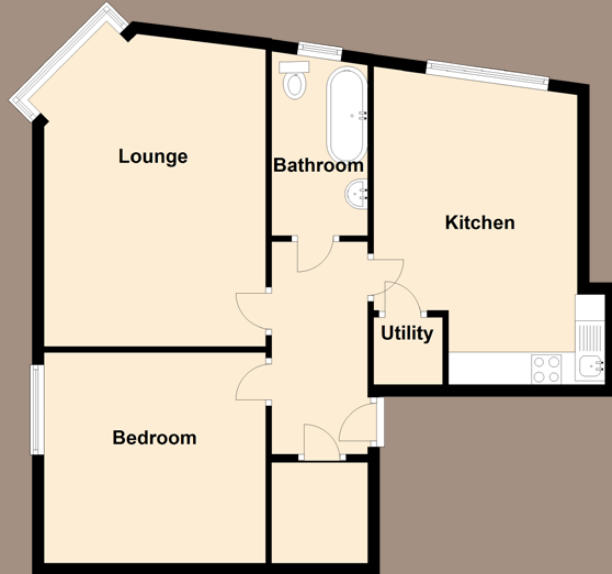
For those who enjoy the outdoors; Dunnikier Park which has a cricket club, Ravensraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground, and many woodland walkways. There is a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.

PROPERTY

2/M, 81 Dunnikier road is a beautiful top floor flat; it has been well maintained and is in truly walk-in condition throughout. It offers spacious and flexible accommodation and retains many period features. The wooden floors throughout add a rich warmth to the home. The property is accessed via a secure entry system into a well maintained communal stairway. The hallway provides access to all rooms, including a useful storage cupboard. The spacious lounge features a large bay window which floods the room with natural light. The modern kitchen features multiple wall and base mounted storage units, a modern work surface and hob, and integrated dishwasher. The fridge freezer has been cleverly recessed into the wall. The bedroom is a generous double with ample space for free standing furniture. The property is completed by the modern and stylish bathroom, which features a basin, toilet and a shower over the bath. The property further benefits from gas central heating and double glazing.

PROPERTY SPECIFICATION

Floor Plan, Dimensions and Location



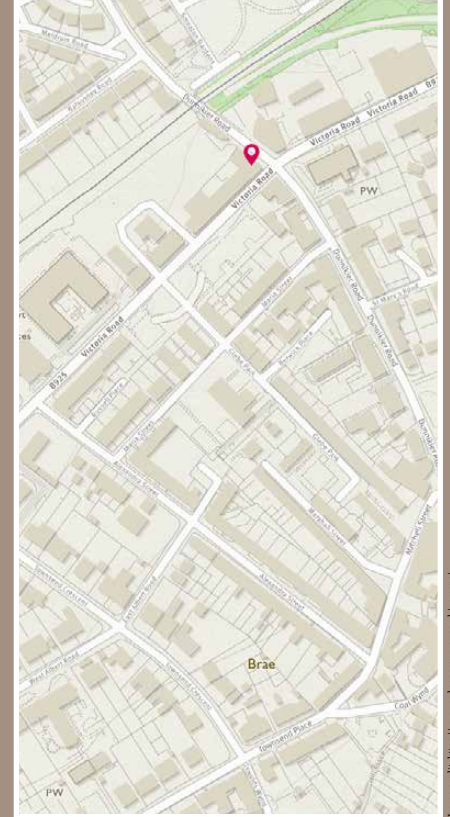
Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Kitchen	5.30m (17'5") x 3.40m (11'2")
Utility	1.44m (4'9") x 1.03m (3'5")
Bedroom	3.70m (12'2") x 3.20m (10'6")
Bathroom	2.80m (9'2") x 1.60m (5'3")

Gross internal floor area (m²) - 60m²

EPC Rating- D

Extras (Included in the sale): Floor coverings, light fittings, appliances and furniture.




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