

11 Prestonfield Drive

KIRKCALDY, KY2 6YD



Beautifully presented three-bedroom semi-detached home, driveway and garage. Within the Dunnikier Primary and Balwearie High School catchment.



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McEwan Fraser Legal is delighted to present this three-bedroom house in Kirkcaldy. This beautifully presented semi-detached home offers a modern and spacious layout, ideal for family living. With generous room sizes, stylish finishes and outdoor space, this property is ready to move into and enjoy.

THE LOUNGE/DINER



The ground floor features a bright and airy open-plan lounge and dining area, benefiting from a dual aspect that floods the space with natural light. Modern flooring and a fresh, neutral décor create a welcoming, contemporary feel.

THE KITCHEN



The well-designed galley-style kitchen is highly functional and leads directly to the rear garden via a convenient back door.





Upstairs, there are three well-proportioned bedrooms, offering flexible accommodation for families, home working or guests. A modern family shower room completes the upper level.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



EXTERNALS

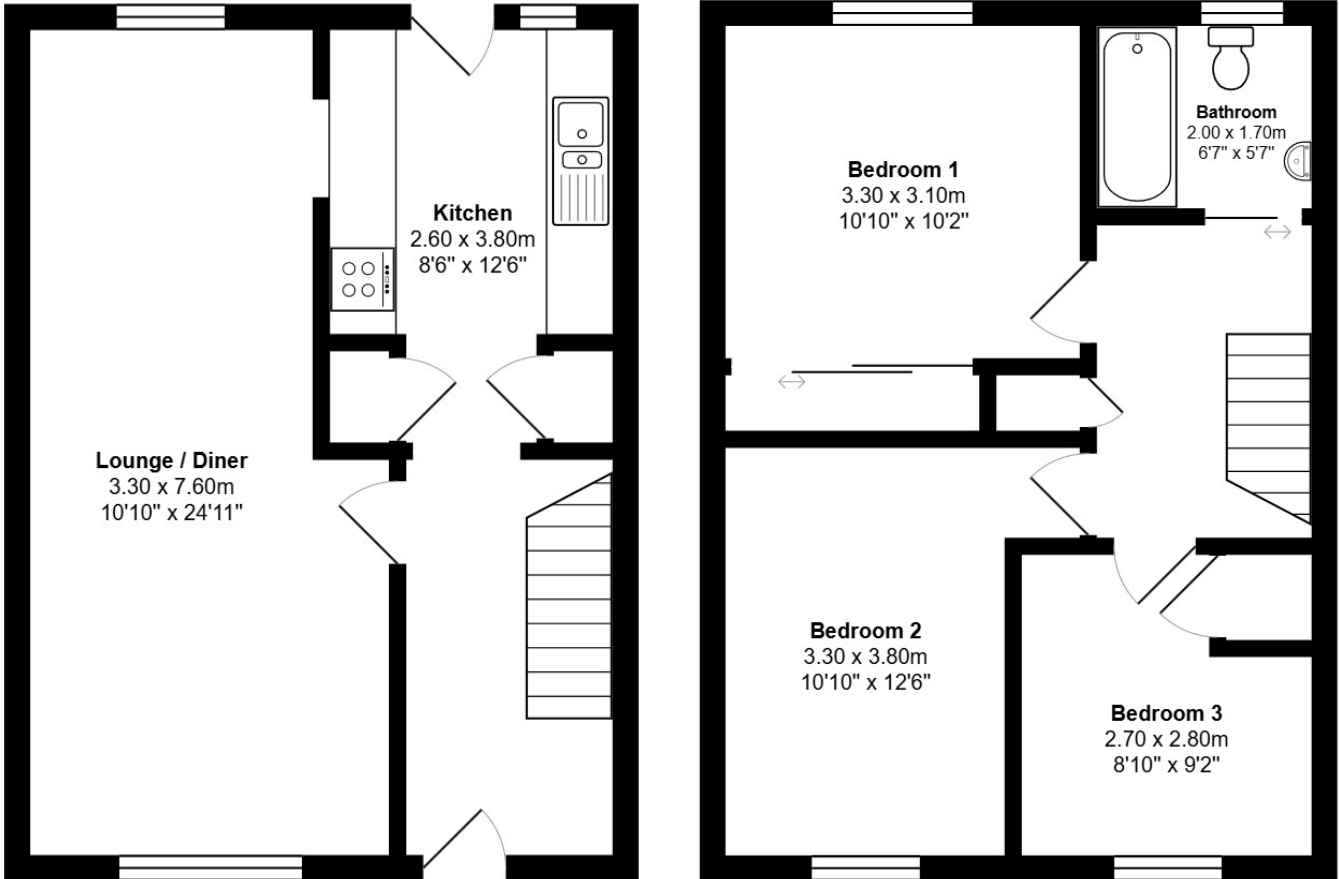


Externally, the property boasts gardens to the front and rear, providing safe play space for children or ideal areas for outdoor dining and relaxation. A private driveway and garage offer excellent off-street parking and storage.

Situated in a popular residential area with easy access to local schools, parks, and amenities, this home is perfectly suited to growing families seeking space, comfort, and a move-in-ready property.

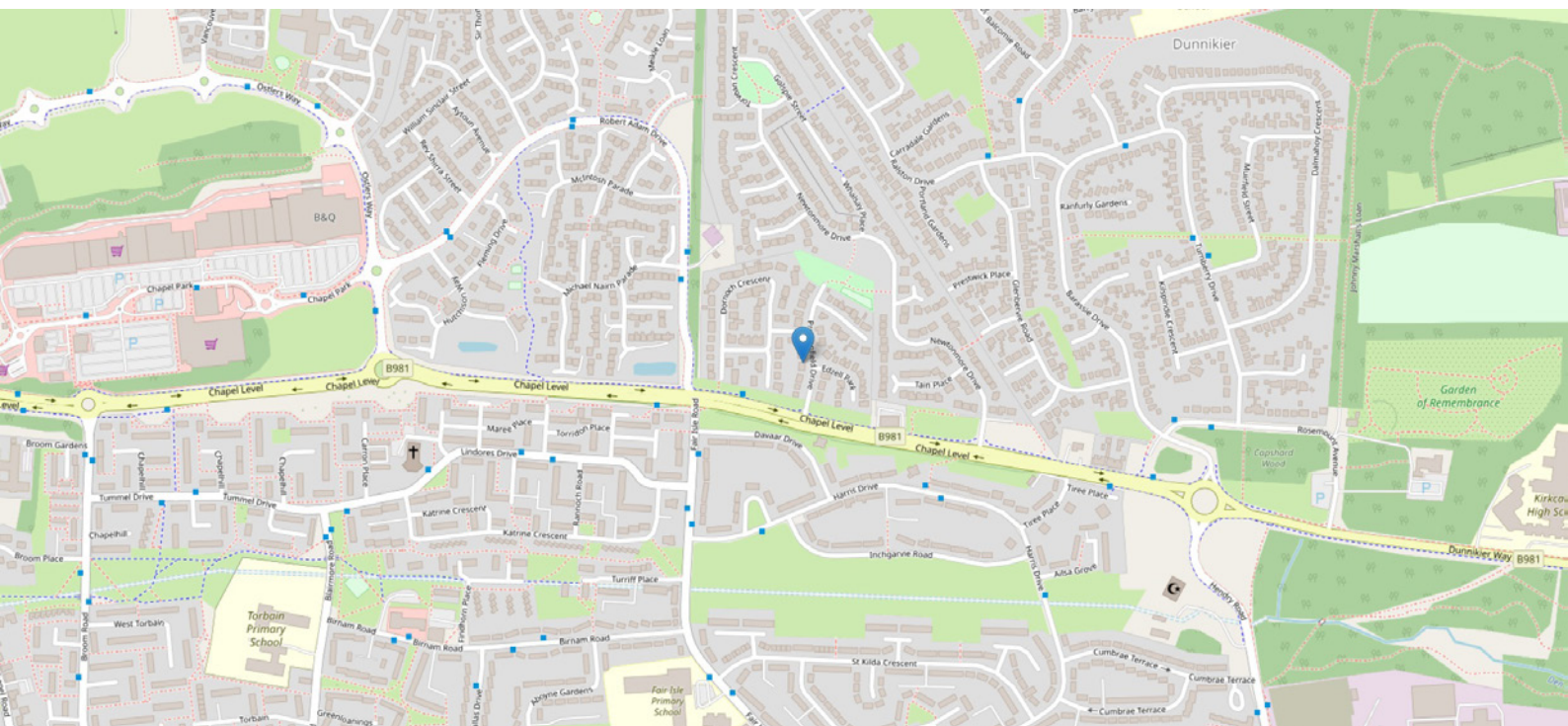
Viewing is highly recommended.

FLOOR PLAN, DIMENSIONS & MAP



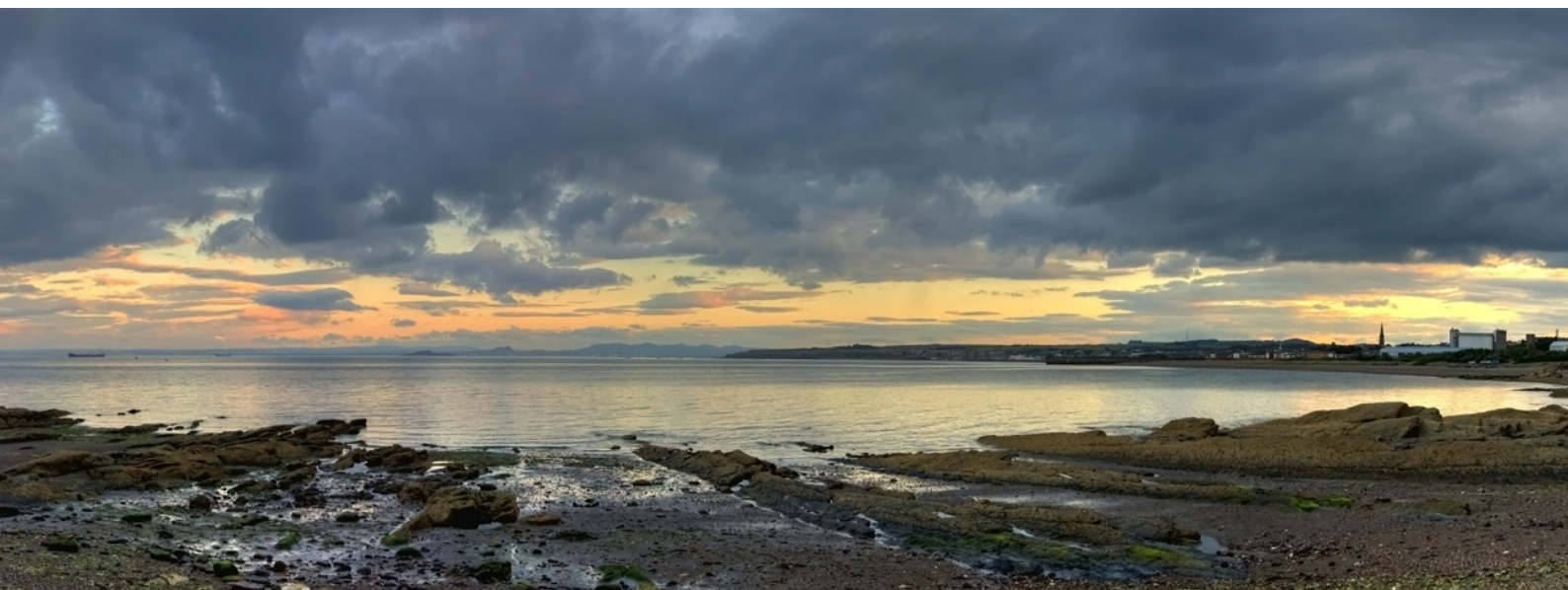
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: C



THE LOCATION

This home enjoys a prime location within a well-established residential area of Kirkcaldy, making it a superb choice for families seeking a balance of comfort, convenience, and community. The property lies within the Dunnikier Primary and Balwearie High School catchment areas, both of which have strong local reputations and are easily accessible. Nearby nurseries and additional primary options make the area popular with families of all ages.





Everyday amenities are close at hand, with local shops, supermarkets, cafes, and medical services all within walking distance. Kirkcaldy Retail Park and the town centre offer further shopping and dining options, and the area is well served by public transport, with regular bus services and Kirkcaldy train station just a short drive away, providing direct links to Edinburgh and beyond.

Outdoor space is also plentiful, with Dunnikier Country Park just a short walk from the property — perfect for family walks, cycling, and play. A choice of local leisure facilities, including swimming pools, sports centres, and golf courses, ensures there's something for everyone.

This location combines practicality with a strong sense of community, making it an ideal setting for families looking to put down roots in a welcoming and well-connected part of Kirkcaldy.



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