

236 Duddingston Drive

KIRKCALDY, FIFE, KY2 6XQ



*BEAUTIFULLY PRESENTED THREE
BEDROOM SEMI-DETACHED HOME*



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Viewing is essential to fully appreciate the high-quality finish of this property. 236 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 which 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 French doors leading to the well-designed conservatory and access to the landscaped gardens. The kitchen is a good size and features a range of quality fitted floor and wall-mounted units with a striking work surface.

236 Duddingston Drive







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





Bedroom 2

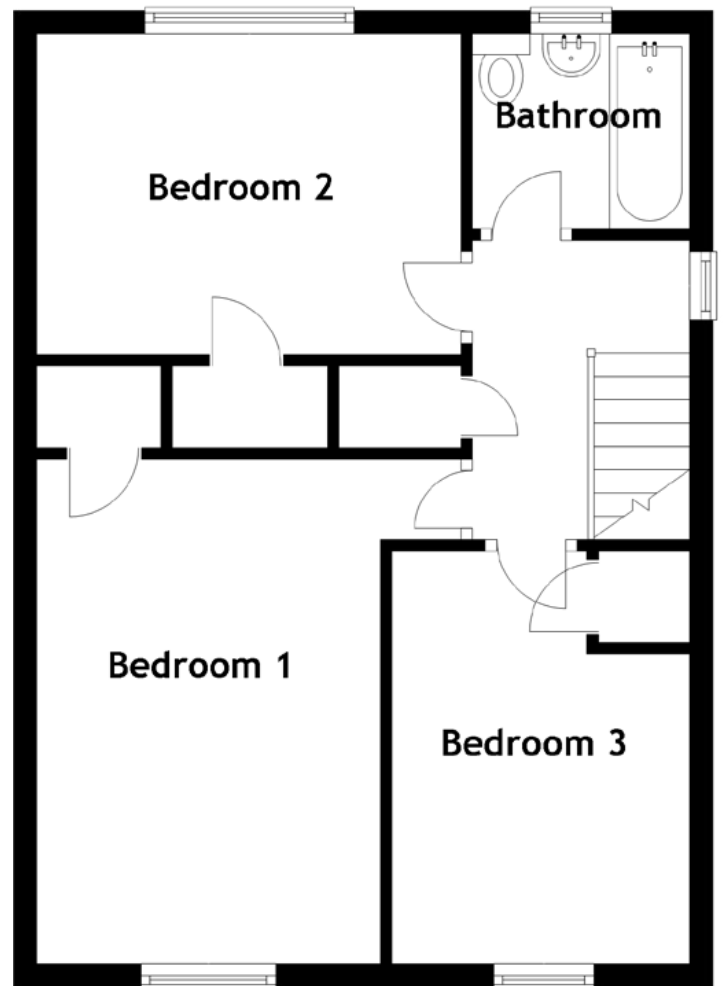
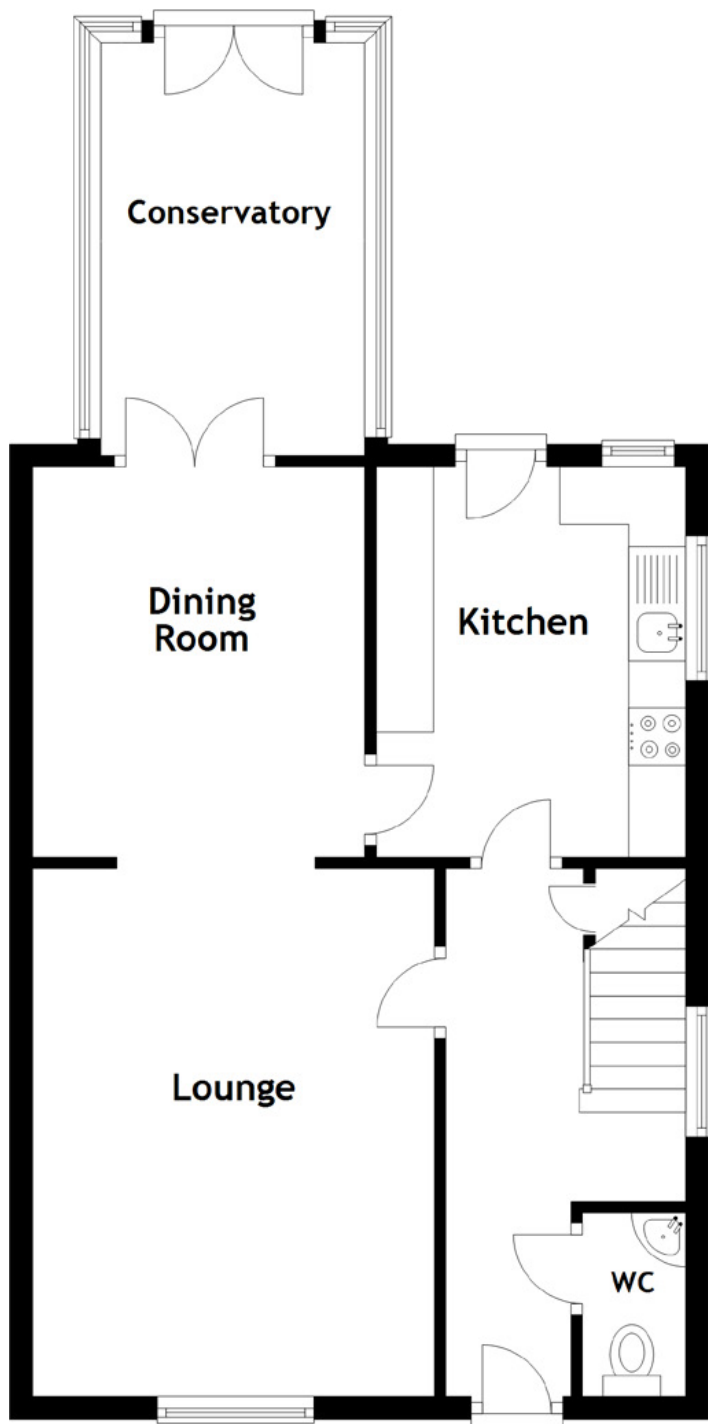




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Dining Room	3.40m (11'2") x 2.90m (9'6")
Kitchen	3.40m (11'2") x 2.70m (8'10")
Conservatory	3.60m (11'10") x 2.30m (7'7")
WC	1.60m (5'3") x 0.90m (2'11")
Bedroom 1	4.40m (14'5") x 3.70m (12'2")

Bedroom 2	3.70m (12'2") x 2.80m (9'2")
Bedroom 3	3.60m (11'10") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.70m (5'7")
Gross internal floor area (m ²): 103m ²	
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.







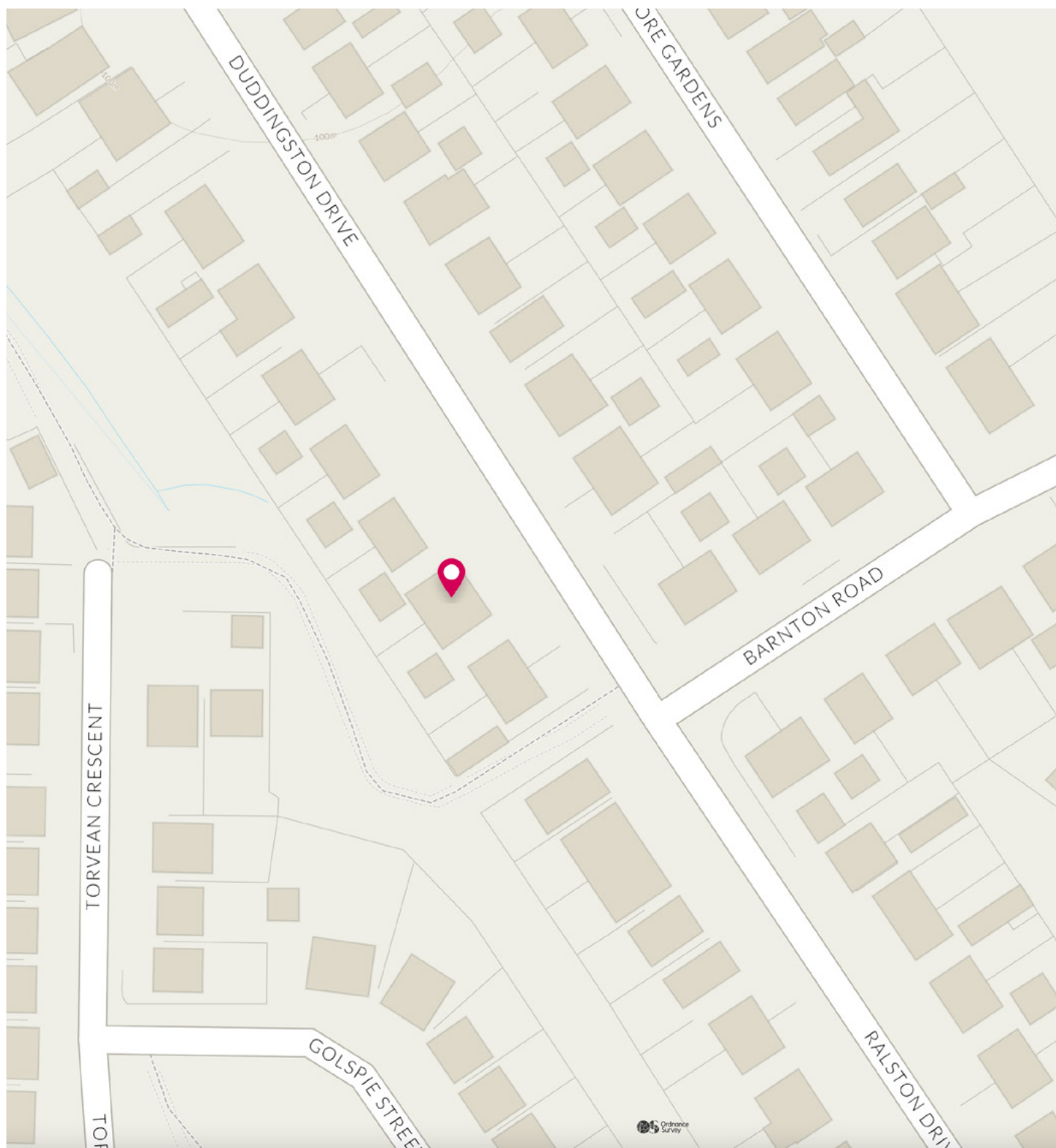
Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College.

A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre on the High Street, along with independent shops, and the large retail Park. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with a 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 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.

The Location



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Part
Exchange
Available



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