



12 Braehead Road

, Kirkcaldy, KY2 6XP

Offers Over £180,000



Occupying an enviable position within one of Kirkcaldy's most popular residential pockets, this beautifully proportioned semi-detached villa in Dunnikier Estate offers the perfect blend of indoor comfort and outdoor space. Boasting a versatile layout that includes open plan lounge/dining/kitchen areas, a spacious sun-drenched conservatory, the rare benefit of a ground-floor shower room, two double bedrooms and a spacious bathroom upstairs. Gas central heating and double glazing throughout the property. This home is ideal for first-time buyers, small families, or anyone looking to up or downsize. With lovely rear gardens leading the driveway and single garage, this property represents a fantastic opportunity to move into a quiet, well-established community.

Nestled within the desirable Dunnikier area of Kirkcaldy, the estate is a highly sought-after neighbourhood, renowned for its strong community feel and excellent proximity to amenities, making it a superb choice for families, professionals and down-sizers alike. Kirkcaldy itself is a vibrant Fife town, offering a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels and excellent leisure facilities. The town benefits from its own train station, providing direct links to Edinburgh, Dundee and beyond, making it an ideal commuter base. Good bus and road links are also readily available.

Viewing by appointment only!



Entry

Entry to the property is via attractive main door into the entrance hallway. Stairs to upper level and door into lounge.

Lounge Area 15'0" x 9'11" (4.59 x 3.03)

The heart of the home is this expansive, dual-purpose living space. The lounge area features a large front-facing window formation that floods the room with natural light and offers a pleasant outlook over the front lawn. Features an attractive fire and surround. The room flows seamlessly into a dedicated dining area, perfect for family meals or entertaining guests and also open plan to the kitchen.

Kitchen/Dining Area 16'1" x 7'7" (4.91 x 2.32)

A practical and well-laid-out open plan kitchen/dining, featuring a range of wall and base units. Designed for efficiency, it provides ample workspace and features gas hob, double oven, extractor and fridge under the breakfast bar. Window and door into the conservatory.

Conservatory 16'2" x 8'9" (4.95 x 2.68)

What a fabulous space this is! A wonderful addition to the living space, this full width conservatory provides a tranquil spot to enjoy views of the expansive rear garden regardless of the weather. It serves as an ideal second sitting room, sunroom, or playroom.

Shower Room

Conveniently located on the ground floor, this modern shower room is a fantastic addition, providing a second toilet, wash hand basin and walk-in showering facilities—perfect for busy mornings or guest use.

Upper Landing

Provides access to both bedrooms and bathroom.

Bedroom 12'8" x 11'2" (3.87 x 3.42)

A generous master bedroom with window formation to the front, ensuring a bright, airy atmosphere. Fitted with furniture including wardrobes and storage areas, this offers plenty of storage options. Also features a walk in cupboard.

Bedroom 11'3" x 9'1" (3.44 x 2.79)

A second well-proportioned double bedroom, quietly situated to the rear of the property with windows overlooking the garden. This room would serve perfectly as a guest room, child's bedroom, or a spacious home office.

Bathroom

Spacious family bathroom with P-shaped bath with shower attachments, wash hand basin with storage units below and toilet. Window to the rear.

Gas Central Heating

The home is equipped with gas central heating throughout the property.

Double Glazing

The property benefits from double glazing to windows and door panes.

Driveway & Garage

Convenient driveway to the rear of the property provides off-street parking and leads to the single garage.

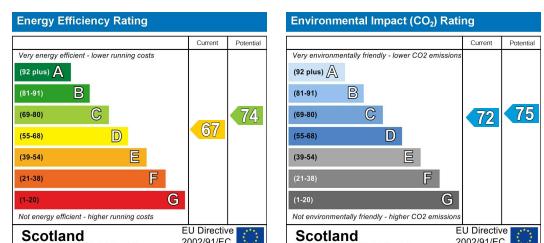
Gardens

The property boasts impressive, well maintained outdoor space. To the front, there are well-maintained lawn gardens with a pleasant outlook. To the rear, the generous garden offers a private haven for gardening enthusiasts, pets, and outdoor dining with rear access to the driveway and garage. Please note that the shed is included in the sale.

Area Map



Energy Efficiency Graph



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