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## Dunnikier Chalet Park

Dunnikier Park, Kirkcaldy, KY1 3ND

Offers Over £145,000



Adorable, detached and perfectly placed! Experience the perfect blend of modern comfort and chalet living, for ages 50 and over, in this impeccably maintained 3-bedroom detached chalet. Comprises entrance hallway, open plan lounge to dining areas, fitted kitchen, master bedroom with en-suite, two further bedrooms and bathroom. Features mono bloc parking, gas central heating, double glazing and open plan garden grounds, this really is the ultimate "move-in ready" retreat in the heart of Kirkcaldy.

The property is located in the well kept development of Dunnikier Park, Kirkcaldy, close to local amenities and on a regular bus route. Kirkcaldy is a vibrant Fife coastal town which offers a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels, excellent leisure facilities and a host of recreational facilities such as Beveridge Park and the Adam Smith Theatre. The town boasts excellent transport links, including its own bus station and the Kirkcaldy railway station with direct connections to Edinburgh, Dundee and beyond. The A92 road link gives access to Edinburgh and all major local towns, making it an ideal commuter base.

Viewing by appointment only!



### Entrance

A warm and welcoming introduction to the home, featuring neutral decor and clever layout design that provides seamless access to the main living areas, kitchen and to the rear hallway. Double door storage cupboard, offering shelf and hooks.

### Lounge 10'7" x 19'4" (3.24 x 5.9)

Flooded with natural light with three attractive window formations, this spacious, yet cosy sitting room is the heart of the home. Perfectly finished for relaxation, it offers a serene outlook and ample space for versatile furniture arrangements. Fire surround and electric fire.

### Dining Room 8'8" x 9'8" (2.66 x 2.96)

An elegant dedicated space for entertaining with French door to the front. Whether it's a formal dinner or a casual Sunday brunch, the dining area feels bright and airy, transitioning beautifully into the kitchen and lounge.

### Kitchen 9'6" x 10'11" (2.9 x 3.34)

This modern kitchen is packed with functionality, featuring quality, high gloss cabinetry, ample work surfaces and integrated appliances, including hob, oven, dishwasher, fridge/freezer and washing machine. Rear window and door leading out to the garden.

### Rear Hallway

Provides access to bedrooms and bathroom. Cupboard with shelving.

### Bedroom

A lovely rear facing bedroom with fitted wardrobes and furniture, offering oodles of storage space. It offers a peaceful atmosphere and the luxury of its own private en-suite.

### En Suite Shower Room

Rear facing shower room designed for convenience and privacy, featuring shower cubicle, toilet and wash hand basin.

### Bedroom 10'3" x 9'8" (3.14 x 2.97)

What a lovely room, perfect for guests or family. Large window formation to the front making this a bright and beautiful space.

### Bedroom 5'9" x 9'6" (1.76 x 2.92)

A versatile third bedroom that works perfectly as a hobby room, dressing room, or a quiet home office, depending on your lifestyle needs. Fitted bedroom furniture which would make this an ideal study space.

### Bathroom

Front facing bathroom comprising corner bath, toilet and wash hand basin with vanity unit below.

### Gas Central Heating

The property benefits from gas central heating system, ensuring the home stays cozy and cost-effective year-round.

### Double Glazing

The property benefits from double glazing throughout.

### Garden

Access to beautifully lawned open garden grounds to the rear.

### Monthly Pitch fee

Please note there is a monthly pitch fee of £153.80.

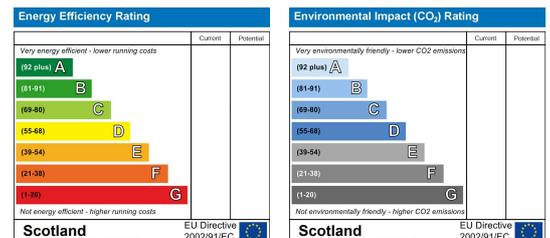
### Council Tax

Council Tax Band A.

### Area Map



### Energy Efficiency Graph



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