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## 50 Ralston Drive

, Kirkcaldy, KY2 6XS

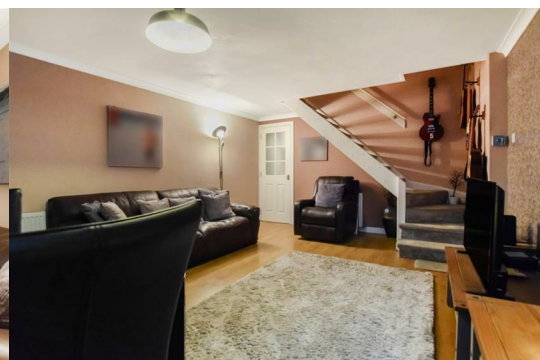
Offers Over £165,000



Welcome to Ralston Drive – Your Perfect Starter Home in a Sought-After Area!

Combining contemporary living with the convenience of a popular residential location, this well positioned two-bedroom semi detached villa is ready to move straight into. Boasting a stylish lounge area with open plan stairs to the upper level, modern fitted kitchen, two double bedrooms with built-in storage and a modern family bathroom, this home offers a blend of style and practicality. The property benefits from gas central heating and double glazing, ensuring maximum energy efficiency and year-round comfort. Step outside and enjoy the private driveway and easily maintained rear garden, perfect for relaxation and entertaining. Ideal for first-time buyers, young professionals, or those looking to downsize without compromising on quality or location

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 road links are also readily



Entry

Entry to the property is via UPVC door into the entrance vestibule.

Entrance Vestibule

This pleasant entrance vestibule provides access into the lounge with coat hooks and a shallow cupboard which also houses the meters.

Lounge 12'10" x 18'2" (3.92 x 5.54m )

Pleasant lounge which offers a bright and airy reception space thanks to the front-facing window that draws in natural light. This room provides a flexible area for relaxation and entertaining. A distinctive feature is the attractive open staircase leading seamlessly to the upper landing, enhancing the sense of space and flow. Door to the kitchen.

Kitchen 12'10" x 8'4" (3.92 x 2.56m)

This is a bright and modern fitted kitchen designed for everyday functionality. It features a good range of wall and base units, complemented by the essential integrated hob, oven and overhead extractor fan. There is ample provision and space for freestanding appliances, allowing you to customise the setup to your needs. Completing the space is the rear door providing access to the rear garden, making it convenient for dining outdoors or simply bringing in fresh air.

Upper Landing

Upper landing which offers access to both bedrooms and the bathroom. Storage cupboard and attic hatch.

Bedroom 12'10" x 8'5" (3.92 x 2.58m)

A peaceful and generous double bedroom enjoying a pleasant outlook over the front of the property. This room benefits from a storage cupboard, leaving the rest of the room free for furniture and relaxation. Finished in a modern, neutral style.

Bedroom 12'10" x 8'5" (3.92 x 2.58m)

Positioned to the rear of the property, this second full double bedroom offers a quiet retreat overlooking the garden. Like the master, it includes valuable storage with a cupboard. This room is ideal as a guest room, a spacious child's room, or even a home office.

Bathroom

The stylish family bathroom features a modern white three-piece suite, comprising a bath, wash hand basin and toilet. The bath is fitted with a shower above, complete with screen. Natural light is provided by a window to the rear aspect. The contemporary design makes this a crisp, clean and refreshing space.

Gas Central Heating

Gas central heating throughout the property.

Double Glazing

Double glazing to windows and door panes.

Driveway

The exterior perfectly complements the interior. The front features a private driveway, providing essential off-street parking.

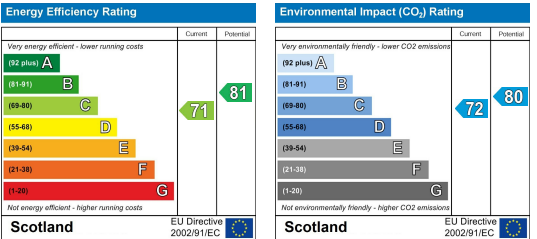
Gardens

The front garden is laid to lawn with driveway and side garden access. To the rear, the garden has been thoughtfully designed for easy maintenance, featuring a mix of lawn and chipped areas. Surrounded by wall and fencing, this is a private haven for enjoying the outdoors without the hassle of extensive upkeep.

Area Map



Energy Efficiency Graph



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