

# 80 Dunnikier Road

KIRKCALDY, FIFE, KY2 5AW



*TWO BEDROOM GROUND FLOOR APARTMENT IN A  
SOUGHT AFTER AREA WITH EXCELLENT COMMUTER LINKS*



01592 800 695



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





80 Dunnikier Road is an immaculate ground-floor villa, conveniently close to local amenities and commuter links.

Entry is through the main front door to the inner vestibule, which leads to all rooms on this level. From the hallway, the accommodation opens into a bright lounge and dining area with garden views.







The kitchen offers a wealth of floor and wall-mounted units and provides direct access to the rear garden.







The master bedroom is front-facing and offers space for free-standing furniture. Bedroom two is positioned to the opposite side. A separate dining room offers space for a table and six chairs. The bathroom is fully tiled and features a modern power shower over the bath.





**Bedroom 2**

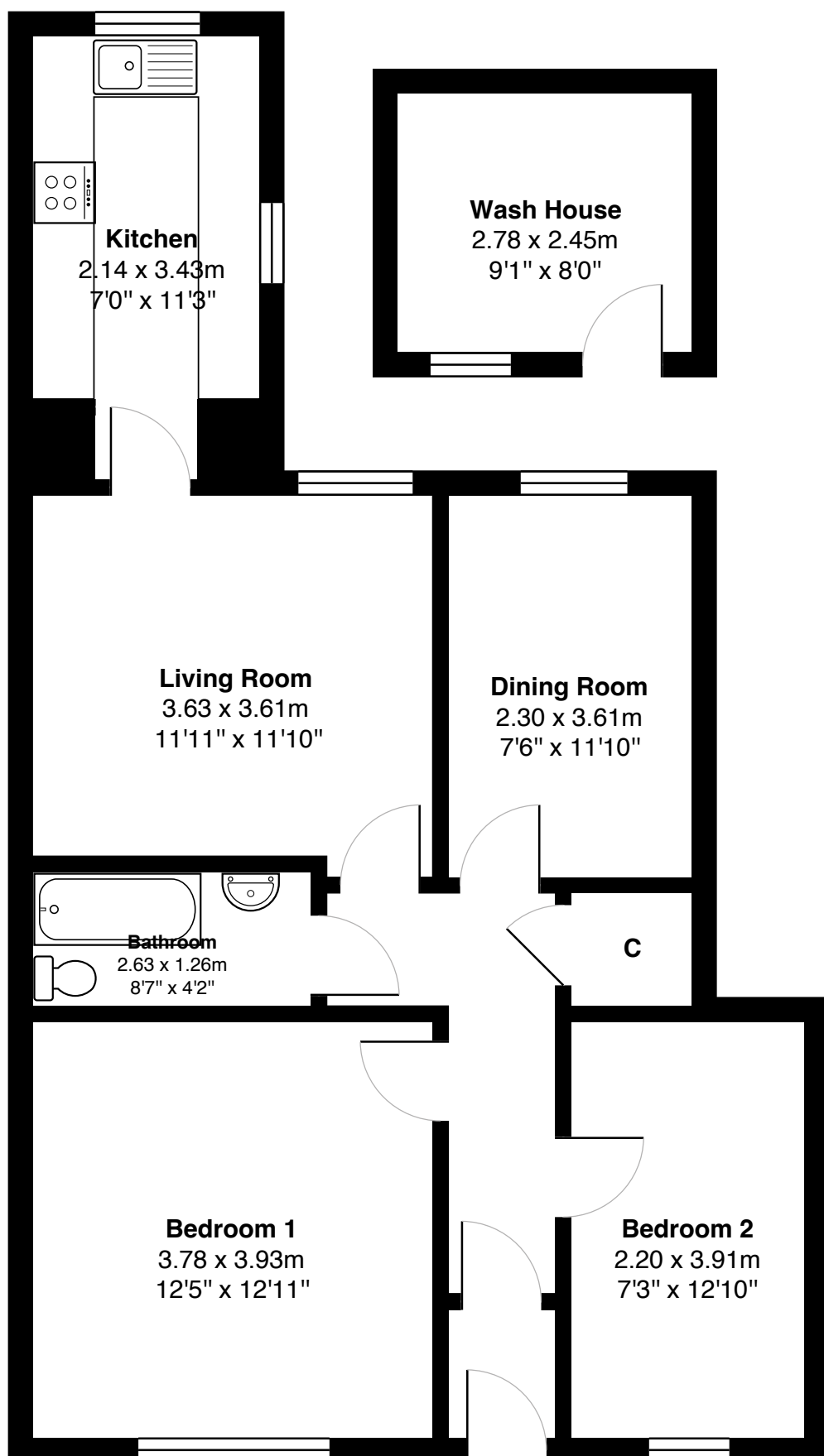












Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: C





The rear gardens are beautifully landscaped and provide a private retreat, perfect for summer evenings. To the front, the gardens are well maintained and ample on-street parking is available. A must-see property.











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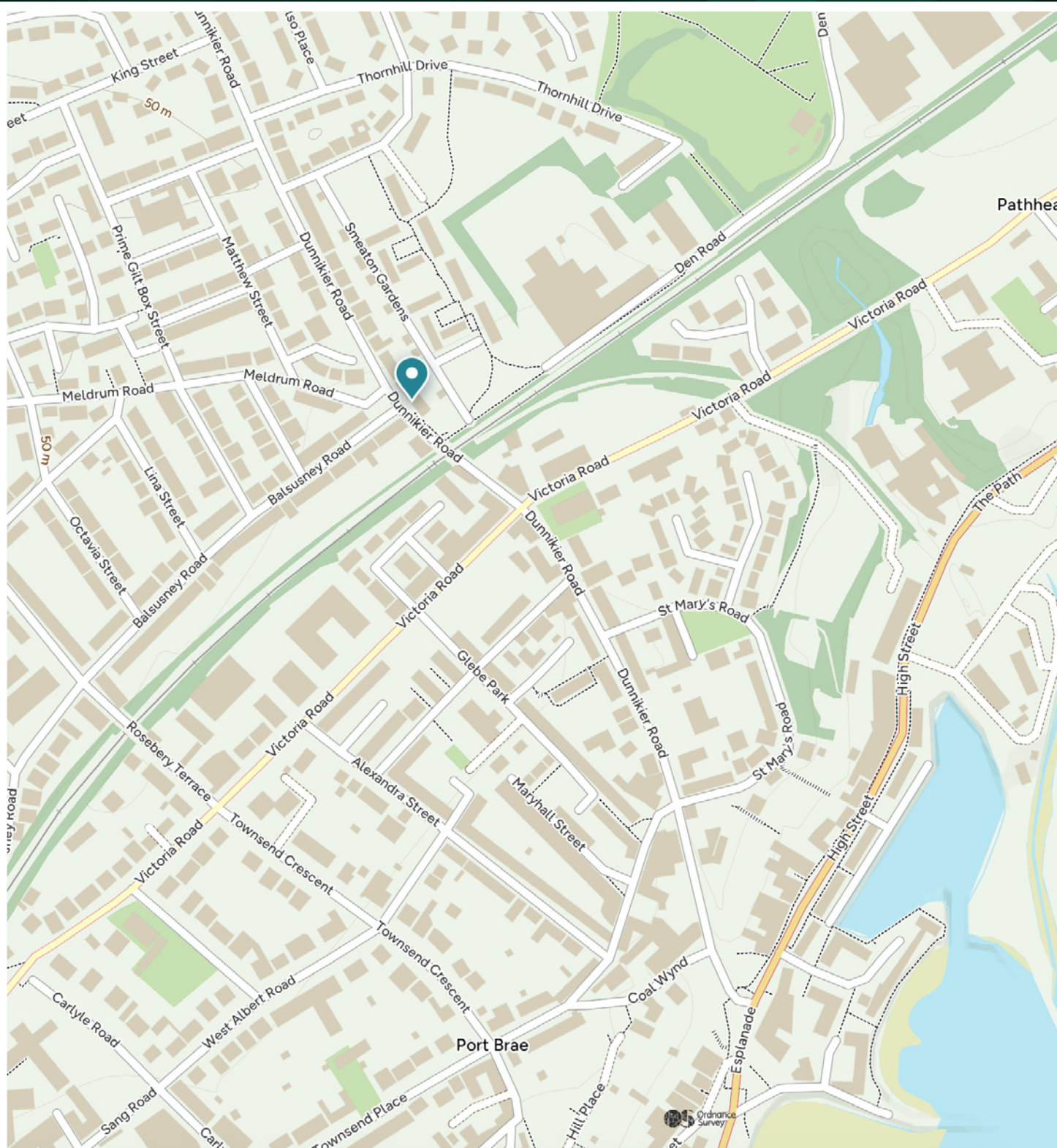
Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent 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 3 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.

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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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