



innes johnston
PROPERTY

11 Dronachy Road, Kirkcaldy – KY2 5QL

Offers Over £345,000





11 Dronachy Road

Kirkcaldy

- Fabulous Detached Villa in popular locale
- Home Report Value Of £350,000
- Three Public Rooms & Kitchen
- Two Bedrooms with En Suite
- Three Further Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- Beautiful Gardens, Driveway & Garage

Kirkcaldy, the vibrant "Lang Toun," offers a perfect blend of coastal charm and modern urban convenience on the northern shores of the Firth of Forth. Renowned for its stunning four-mile waterfront and historic Dysart Harbour, the town boasts extensive green spaces including the award-winning Beveridge and Ravenscraig Parks. Residents enjoy a rich cultural scene centered around the Kirkcaldy Galleries and Adam Smith Theatre, alongside a bustling High Street and diverse local amenities. With excellent rail links to Edinburgh and Dundee, highly regarded schools, and significant ongoing regeneration projects, Kirkcaldy presents an ideal opportunity for families and professionals seeking a high quality of life in one of Fife's most historic and well-connected hubs.

Council Tax band: F

EER Band: C

Tenure: Freehold





Entry

Access to the property is through the attractive composite entrance door into a welcoming hallway providing access to the principal ground-floor accommodation and staircase to the upper level. A useful under-stair cupboard offers excellent additional storage.

Lounge

A lovely, bright, spacious lounge positioned to the rear of the property and enjoying an attractive outlook over the garden. Patio doors provide direct access outside and allow plenty of natural light into the room. An electric fire with decorative surround creates an attractive focal point and adds warmth to this comfortable family living space.

Dining Room

Well-proportioned separate dining room with ample space for a family dining suite. French doors lead directly into the conservatory, creating excellent flow between the two rooms and making this a fantastic space for family gatherings and entertaining.

Conservatory

Such a delightful and sunny addition to the property and a lovely place to sit and enjoy views over the south facing rear garden. Generously proportioned and accessed through French doors from the dining room, with a further door providing direct access to the rear garden.

Kitchen

A bright and practical fitted kitchen benefiting from windows to both the front and side, providing plenty of natural light. The kitchen incorporates a good range of base and wall-mounted units together with sink, hob, extractor and double oven. Integrated dishwasher and a washing machine, situated within a base unit, while further space is provided for a fridge/freezer which is not included in the sale. A handy cupboard houses the boiler, while a side door provides convenient direct access onto the driveway.



Bedroom

Versatile and convenient ground-floor double bedroom, positioned to the front and offering excellent flexibility. Ideal as a main or guest bedroom, particularly for buyers requiring bedroom and personal facilities on one level. A door leads directly into the private en-suite shower room.

En Suite

An immaculate contemporary shower room comprising shower enclosure, WC and wash hand basin with vanity storage beneath. Beautifully maintained and conveniently situated off the ground-floor bedroom.

Upper Landing

The staircase leads to the upper landing, providing access to the bedrooms and family bathroom. Storage is particularly well catered for, with a shallow shelved cupboard together with a further useful cupboard housing the hot water tank and additional shelving. Loft hatch.

Master Bedroom

A fabulous principal bedroom suite positioned to the rear and offering generous proportions along with superb accompanying facilities. A doorway leads through to a dedicated dressing area, creating a wonderful sense of separation between the sleeping and dressing spaces. There is also a loft hatch.

Dressing Area

A superb addition to the principal bedroom, with extensive sliding fitted wardrobes providing an abundance of hanging and storage space. A front-facing window provides natural light, with a further door leading into the private en-suite bathroom.



En Suite

An impressive en-suite offering the luxury of both bathing and showering facilities. The suite comprises corner bath, separate shower enclosure, WC and wash hand basin with vanity storage beneath, together with a front-facing window.

Bedroom

A good-sized bedroom positioned to the front of the property, offering space for furniture and providing excellent additional family accommodation.

Bedroom

A lovely rear-facing bedroom complemented by double louvred-door fitted wardrobes providing useful storage.

Bedroom

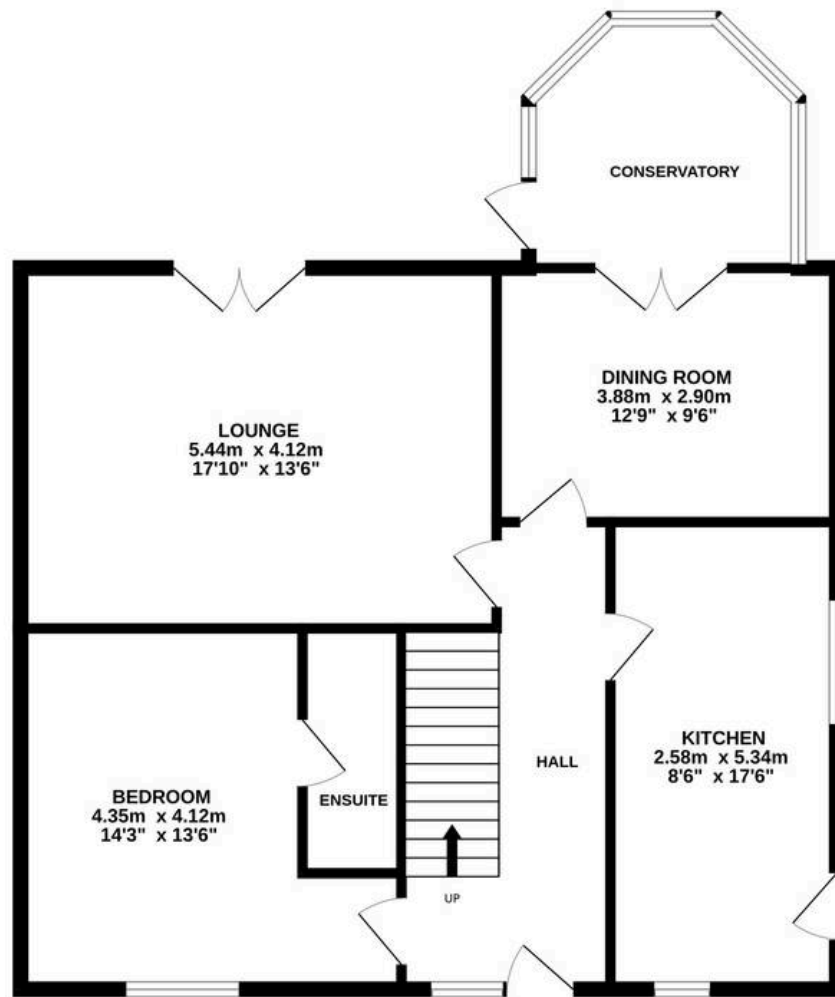
Also positioned to the rear, this bedroom offers flexible additional accommodation and incorporates fitted wardrobe storage.

Bathroom

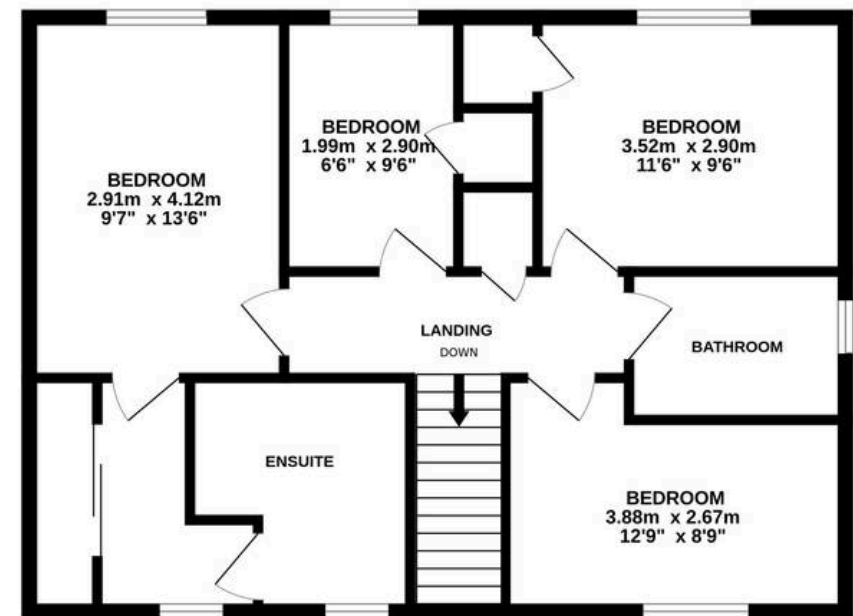
Well-presented family bathroom comprising bath, WC and wash hand basin with vanity storage below. A side-facing window provides natural light.

External: The beautifully established rear garden is a real highlight of this lovely home. Thoughtfully landscaped and wonderfully mature, the garden incorporates lawn, established trees and shrubs together with paved areas providing space for outdoor seating and entertaining. The garden is enclosed by fencing, creating an attractive and private outdoor environment, with gated side access connecting the front and rear. The front garden is attractively arranged with chips. Steps rise towards street level, while a private driveway leads down towards the garage and provides valuable off-street parking. An external water tap is also provided. The property benefits from a detached single garage with up-and-over entrance door, power, lighting and water, providing excellent secure parking or additional storage.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY

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