



## 64 Dunbar Place

, Kirkcaldy, KY2 5SE

Offers Over £185,000



Nestled in a quiet and highly desirable residential pocket of Kirkcaldy, this traditional yet contemporary three-bedroom semi-detached family home offers the perfect blend of style, comfort, and convenience. From the moment you arrive, the expansive mono bloc front driveway sets a grand tone, offering substantial off-street parking. Inside, the property has been thoughtfully designed for modern living, centered around a fabulous open-plan lounge, dining and kitchen space that serves as the heart of the home. Upstairs, three well-proportioned bedrooms and a sleek family bathroom await. Location-wise, it doesn't get much better: you are just up the road from the train station for effortless travel to Edinburgh and beyond, with excellent local schools and vibrant town amenities right on your doorstep. The crowning jewel is the stunning, beautifully landscaped rear garden, featuring a premium summerhouse at the top—your own private oasis for relaxation or working from home.

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 Ravensraig 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.



## Entry

Entry to the property is via attractive front door into the entrance hall.

## Entrance Hallway

A warm and welcoming introduction to the home with door into the lounge and stairs to the upper landing.

## Lounge 15'9" x 12'2" (4.81 x 3.72)

The true showstopper of the property. The lounge benefits from an abundance of natural light with large picture front window, seamlessly blending into the dining kitchen, perfect for relaxation with entertaining. This is a spacious, peaceful space with shelved recess offering handy storage.

## Dining Kitchen 15'10" x 10'6" (4.83 x 3.21)

Open plan from the lounge, fitted with a range of stylish wall and base units, quality countertops, integrated appliances including hob, oven and extractor. Centre island breakfast bar with fridge and freezer built in below. Features ambient lighting to kicker boards. Side window and door into the lovely rear garden. Open plan dining space and large rear window, offering an abundance of natural light to the room.

## Upper Hallway

The upper hallway features side window and access to the bedrooms and bathroom. Shelved storage cupboard and loft hatch.

## Bedroom Rear 10'5" x 9'5" (3.2 x 2.88)

A beautifully presented, spacious double bedroom overlooking the rear of the property. Features sliding mirror wardrobes offering plenty of storage and hanging space and finished in neutral, calming tones.

## Bedroom Front Right 13'1" x 10'10" (4.0 x 3.32)

Another good sized double bedroom situated to the front. Benefits from fitted wardrobes, one with mirror, again offering plenty of storage options.

## Bedroom Front Left 10'3" x 7'11" (3.13 x 2.42)

A charming third bedroom overlooking the front, perfect for a guest room, child's room, nursery, or a dedicated home office setup. Cupboard over the stairs, also housing the Valliant combi boiler.

## Family Bathroom

A stylish and modern family bathroom featuring a crisp white three-piece suite, including bath with an overhead shower and glass screen, a vanity wash hand basin with drawers below and a low-level WC, all complemented by stylish tiling. Window to the rear garden.

## Gas Central Heating

There is a Vaillant gas fired combination boiler located within the front bedroom over stair cupboard. This supplies steel panel radiators, a towel radiator and also provides domestic hot water.

## Double Glazing

Windows are of uPVC double glazed casement type. Entrance doors are of uPVC part glazed type.

## Gardens & Driveway

The front of the property features a large, expertly laid mono bloc driveway, providing hassle-free off-street parking for multiple vehicles. The rear garden is a true slice of paradise. This beautiful, fully enclosed rear garden features a lush green lawn, a covered patio area perfect for alfresco dining and mature borders. Features a lovely summerhouse perched proudly at the top of the garden, this premium wooden summerhouse is fully equipped to be used as a home gym, a peaceful garden retreat, a bar, or an outdoor office. with log burner, power and light. An ideal space to escape and relax!

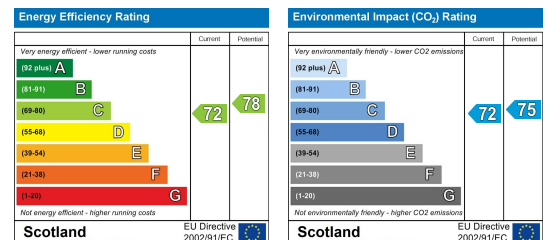
## Viewing

Viewing is highly recommended! Please call us on 01592 757114 or email [property@innesjohnston.co.uk](mailto:property@innesjohnston.co.uk) to arrange your individual viewing slot.

## Area Map



## Energy Efficiency Graph



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14 North Street, Glenrothes, KY7 5NA

Tel: 01592 757114 Email: [property@innesjohnston.co.uk](mailto:property@innesjohnston.co.uk) [www.innesjohnston.co.uk](http://www.innesjohnston.co.uk)