



**53 Dunrobin Road, Kirkcaldy, Fife, KY2 5YT**



**RE/MAX<sup>®</sup> PROPERTY**

## FANTASTIC DETACHED BUNGALOW!! ONE FOR YOUR VIEWING LIST!!

Nicole McFarlane and RE/MAX Property are delighted to offer to the market this beautifully presented detached bungalow situated in the popular and highly sought after Strathallan area of Kirkcaldy. Comprising entrance vestibule, spacious open plan, split level lounge/dining room, modern fitted breakfasting kitchen, 3 double bedrooms and 4 piece family bathroom. The property has gas central heating and comes fully double glazed throughout. Externally there is a gardens to the front, side and rear. There is a driveway for off street parking. The property has been finished to the highest standard throughout and is presented to market in genuine move in condition.

Positioned on the rugged east coast of Fife and looking out over the Firth of Forth, the popular town of Kirkcaldy is affectionately known as the 'Lang Toun' owing to its early origins as just one long street. Further development of the town was driven by its rich manufacturing industry, the most successful of which was the production of linoleum. Today Kirkcaldy is one of the largest towns in Fife, with excellent services and amenities, cultural attractions, outdoor pursuits and transport links. The thriving town centre, which runs parallel to the picturesque esplanade, boasts an array of local shops and high-street stores, plus a selection of supermarkets, an indoor market and two shopping centres. For sport and leisure, there are several gyms and sports centres, not to mention the plethora of outdoor activities right on its doorstep: from relaxed rounds of golf at Kirkcaldy Golf Club, to exploring the nearby Lomond Hills Regional Park and Loch Leven Nature Reserve. For cultural attractions, Kirkcaldy Galleries houses the town library, museum and art gallery, while the Adam Smith Theatre hosts a full programme of theatre, live music and cinema all year round. Popular with families, Kirkcaldy is served by several primary and secondary schools, and is also well placed for a range of independent schooling options from nursery to senior level. The town is also ideal for commuters, owing to its convenient road and rail links throughout Fife and the Lothians.

Tenure: Freehold  
Council Tax Band: E  
Factor Fees:

The home report can be downloaded from our website.





**Front -**

Fantastic, large garden that has a lawn area, mature bushes and shrubs, decorative bordering stone chips, outside light and paving to the front door. There is a driveway for off street parking. There is a gate for access to the side and rear garden.

**Entrance Vestibule - 3' 10" x 3' 6" (1.180m x 1.063m)**

Enter via a partially glazed wooden door into the lovely vestibule which then gives access to the lounge/dining room. Central light fitting, beautiful feature floor tiles and a radiator. Ideal for coats and shoes.

**Lounge/Dining Room - 21' 11" x 18' 4" (6.678m x 5.587m)**

Light and bright room with window to the front and a large window to the side of the property. There is a step down to the lounge area. Ceiling light fittings, laminate flooring, cornicing and 2 radiators. The dining room has plenty of space for a dining suite. Access to the hall and breakfasting kitchen.

**Breakfasting Kitchen - 12' 1" x 10' 1" (3.684m x 3.085m)**

Excellent room with a window and a partially glazed wooden door to the rear of the property offering great views. Comprising of base and wall units with complimentary work tops, wet wall splash back and a ceramic sink with a chrome mixer tap. Integrated gas hob, electric oven and extractor fan. There is space for freestanding fridge/freezer, washing machine and dishwasher. Downlighters, under unit lighting, tiled flooring and a radiator. Plenty of space for a table and chairs.

**Hall -**

Attractive hall which provides access to the 3 bedrooms, family bathroom and loft space. Central light fitting and laminate flooring.

**Bedroom 1 - 12' 5" x 10' 5" (3.776m x 3.185m)**

Beautiful room with a window to the front of the property. Central light fitting, new, modern double wardrobes, offering excellent hanging and storage space, laminate flooring and a radiator.

**Bedroom 2 - 12' 2" x 7' 11" (3.707m x 2.401m)**

Charming room with a window to the rear of the property. Central light fitting, double fitted wardrobes, laminate flooring and a radiator. Fabulous outlook towards the garden.

**Bedroom 3 - 10' 7" x 8' 11" (3.228m x 2.722m)**

Another good sized room with a window to the rear of the property. Central light fitting, double fitted wardrobes, laminate flooring and a radiator. This room is currently being used as a home office.

**Family Bathroom - 7' 8" x 7' 4" (2.335m x 2.239m)**

Modern room with an opaque window to the side of the property. Comprising of a white WC, sink with a chrome mixer tap, corner bath with a chrome mixer tap and a walk-in shower cubicle with a mains operated shower. Central light fitting, tiled walls, tiled flooring and a radiator.

**Rear Garden -**

There is a generous, tiered garden that is private and enclosed. 2 decking areas, mature hedge, plants and a bedding area, decorative wall, outside lighting, tap and power. The large shed will be left as a gift. A wonderful space to relax and enjoy the sunshine.

**Side Garden -**

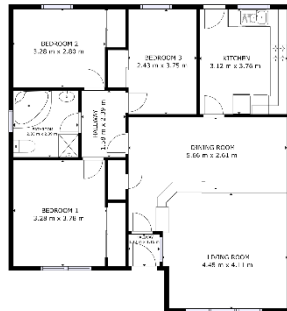
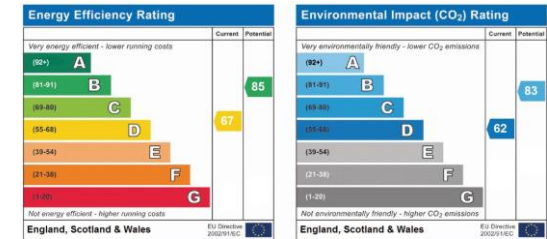
Excellent garden space which has a large shed that will be left as a gift.





# RE/MAX PROPERTY

*“Nobody in the world sells more property than RE/MAX”*



Matterport



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