



boyd property

9 Dunvegan Avenue
KIRKCALDY | KY2 5SG

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Description

An excellent opportunity has arisen to acquire this beautifully light and spacious well-presented detached family home pleasantly tucked away in a quiet street in a highly sought area within Kirkcaldy. The accommodation comprises; vestibule, a welcoming entrance hallway, a bright and spacious lounge, with patio doors giving access to rear garden, which offers a peaceful spot to relax and take in the lovely views over the woodland, formal dining room, a modern fitted kitchen with utility room and there is a useful downstairs WC. A carpeted staircase with wooden balustrade leads to the bright upper landing which gives access to the principal bedroom which comes complete with fitted wardrobes and en-suite bathroom, four further good-sized bedrooms and a shower room. The property further benefits from gas central heating, double glazing, and good storage facilities, well maintained private gardens to the front, side and rear of the property which are mostly laid to lawn and bordered with mature trees, plants, and shrubbery. A good-sized driveway to the front of the house leads to the double garage. This property will make the perfect family home and viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

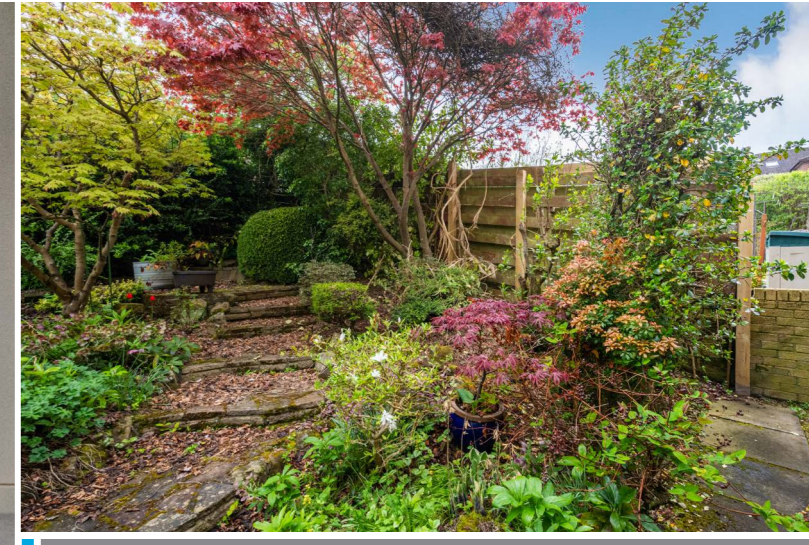
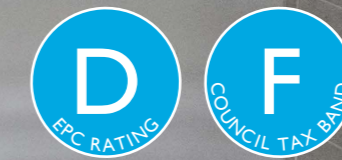
Kirkcaldy benefits from local shopping located at the town centre and Fife Retail park along with recreational facilities including, leisure centre, theatre, museum, beach, restaurants, Beveridge Park, fishing at Raith Lake and tennis club to name a few. The beach is a just a short drive from the property and is a good place to get away from it all and enjoy a great family day out. The Fife Coastal Path is about 10 minute walk from the beach and is a good place to go wildlife-watching. There are also views over the Firth of Forth. Leisurely, family walks can also be enjoyed at Ravenscraig Park which is just a short drive away from the property where you can explore pleasant woodland that again connects to the Fife coastal path and you can discover Ravenscraig castle and there is also a large outdoor children's play area and the vibrant Dysart Harbour is just a short stroll from the park, you can visit the historic harbourmasters house with café where you can find out more about the famous Fife Coastal Path. The town has its own mainline railway station making this an ideal location for the commuter. Schooling is also well represented with the following schools falling within the catchment area for the property; Dunnikier primary, Balwearie high school, St Marie's primary and St Andrew's high school. There are good links to the motorway system allowing Dundee, Glenrothes, Dunfermline and Edinburgh all to be reached within a comfortable drive. In addition to this there is a good local bus routes.

Extras

All fitted floor coverings.

Price & Viewing

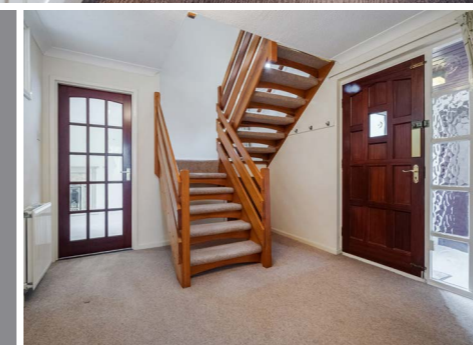
For price and viewing information contact Agents.

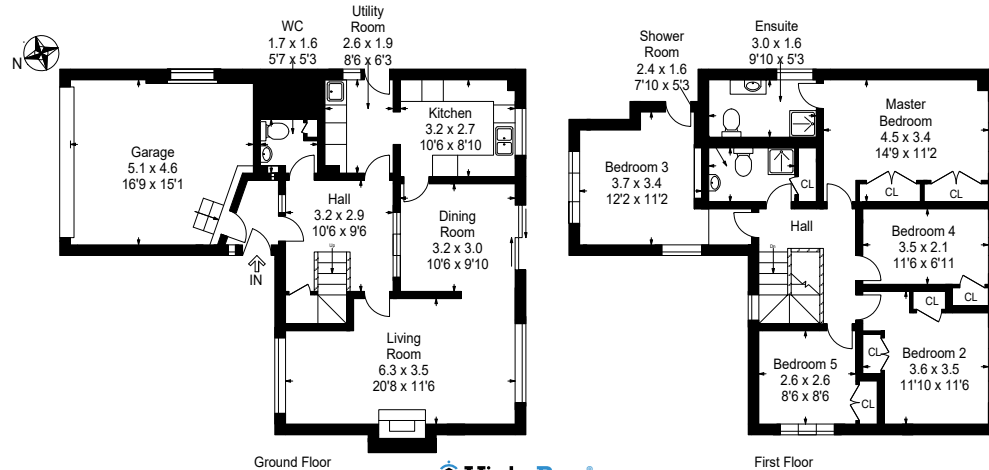


Features

- Vestibule
- Entrance hallway
- Lounge
- Kitchen
- Dining room
- Utility room
- Downstairs WC
- Upper landing
- 5 Bedrooms
- 2 Shower rooms
- Double glazing
- Gas central heating
- Driveway
- Double garage
- Private gardens to front, side and rear

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DIGITAL CONTENT CREATION

Approximate Internal Floor Area (Including Garage) 1818 Sq Ft / 169 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboards/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110527)

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

