

**Thorntons**   
*Let's get a move on!*



**38 Woodlands Way, Dunnikier Chalet Park, Kirkcaldy, KY1 3ND**

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**Well Presented, bright and deceptively spacious 2 Bedroom Detached Park Home Chalet Style Bungalow, Ideally situated to the rear of the park on a large corner plot overlooking Dunnikier Park and house.**

*Dunnikier Residential Park itself benefits from a secluded woodland feel, a social club which hosts activities for the residents, mail office where mail can be collected, age limit of 50 + only and allows pets.*

Kirkcaldy itself benefits from local shopping located at the town centre and Fife retail park along with recreational facilities including, leisure centre, theatre, museum, Dunnikier Golf Course, bars and restaurants to name a few, Capshard Primary school and Kirkcaldy High School are both a short walk. The town has its own mainline railway station making this an ideal location for the commuter. 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 route.

The accommodation comprises: Spacious entrance hallway, dining area leading through to L-shaped lounge via archway with the focal point being the fire place with electric inset fire, modern fitted white kitchen with integrated oven, hob, extractor, fridge freezer, dishwasher and washing machine, enclosed wall mounted boiler, doorway giving access to the conservatory which benefits from a log burner and doorway leading to the enclosed rear garden, inner hallway with built in linen cupboard and access hatch to roof space providing additional storage, master bedroom with built in wardrobes, side cabinets and dressing table and leads to the luxury en-suite shower room with a walk-in shower, bedroom 2 again is double with built in cupboards and side cabinets, bathroom with corner bath. GCH/DG.

To the front there is feature paving leading to the main entrance with a barked section incorporating shrubs and bushes, to the side there is a mono block driveway providing parking for 2 cars and again incorporate shrubs and bushes and gives access to the enclosed rear garden. The rear garden is mature with an array of plants, shrubs and bushes with feature paving, walkway and metal double shed which will be included within the sale.







