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**33 Woodlands Walk, Kirkcaldy
Two Bed Detached Park Home
Offers in the Region of £69,950**

FORDS PROPERTY are delighted to present to the market this sought after and rarely available, furnished, Langdale Plus, detached Park Home located within the highly sought after Dunnikier Park Homes Estate in Kirkcaldy. The Estate is located with ease of access to all amenities including local supermarkets, transportation facilities, health facilities, Dunnikier Golf Course and Dunnikier House Hotel. Also located with ease of access is the A92 link road, providing ease for daily commutes to Edinburgh, Perth, Dundee and beyond. Early viewing is highly recommended to avoid disappointment. Accommodation comprises of: Hallway, Lounge/Dining Room, Kitchen, Two Double Bedrooms, Bathroom, Garden, DG and GCH.



General Description

Fords are delighted to present to the market this beautifully designed, modern, two double bed roomed, detached park home. This rarely available park home is located within the sought after East Lodge, Dunnikier Park, situated on the B981, Dunnikier Way, Kirkcaldy. The site benefits from having a site warden and 24 hour CCTV providing ease of mind to the prospective purchaser.

The site has been developed for the over 50's providing the perfect retirement environment for the prospective purchaser. The park homes have been designed magnificently with luxurious fittings and fixtures, high standard finishing's, quality furnishings and low maintenance gardens.

Entrance to the home is gained via the front door situated beside the concrete porch. Once you enter the property you are greeted with a bright and modern entrance hallway leading to all other apartments.



The modern, well laid out kitchen of the property is located to the left as you enter the home. This contemporary kitchen comes complete with integrated appliances to include hood, hob and oven, fridge, freezer and washing machine. The modern kitchen is well equipped with an array of wood effect wall and floor units with coordinating granite worktops. To the walls of the kitchen there is partial ceramic tiling with neutral decor and to the floors tile effect linoleum. The combi boiler is also located in the kitchen within one of the cupboards.



A modern white door then leads to the spacious lounge of the home and is located to the left side of the property. Double glazed windows to the side and large floor to ceiling double glazed bay conservatory style windows which extend width of the lounge engulf the room with natural light. A door located at the side of the lounge also leads to the front porch of the property. The lounge is of modern décor with carpet floor covering. There is also a wall mounted fireplace within the lounge providing a feature focal point.

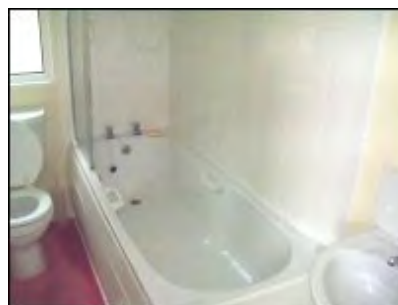


The master bedroom of the home is located to the right of the home with double glazed windows providing pleasant views to the side of the property. This bright and well proportioned room has built in storage wardrobe and desk. There is carpet flooring and neutral décor.



The second double bedroom of the home is a well proportioned room with neutral décor, carpet floor covering and built in storage and desk. The room has a TV connection point.

The bathroom of the home is located to the rear and comprises a three piece white suite. An overhead shower has been fitted to the wall. This room is partial tiled with carpet flooring.



Externally to the front of the park home your attention is drawn to the flower bed which extends the length on the home. Several small steps lead up to the concrete porch and a metal railing extends the length on the porch. To the side and rear of the property the gardens have been designed for ease of maintenance to the prospective purchaser and are mainly laid with chipped stones. A concrete path also extends around the property.

Early viewing is highly recommended to avoid disappointment.

