



# FORDS

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**4 WILLIAMS GROVE, KIRKCALDY  
STUNNING TWO BED CHALET  
OFFERS AROUND £115,000**

HIGHLY SOUGHT AFTER, MAGNIFICENT TWO BEDROOMED, DETACHED PARK HOME FORDS PROPERTY are delighted to present to the market this sought after and rarely available, mostly furnished, Stately Crystal, detached Park Home located within the highly sought after East Lodge, Dunnikier Park, Kirkcaldy. East Lodge is located with ease of access to all amenities including local supermarkets, transportation facilities, health facilities and Dunnikier Golf Course. 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, Luxury Kitchen, Two Double Bedrooms (master en-suite) Bathroom, Mono blocked driveway, Gardens, DG and GCH

### General Description

**FORD PROPERTY** are delighted to present to the market this top of the range, Stately Crystal, two double bedroomed, 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.

On entrance to the home you are greeted with a bright and modern entrance hallway leading to all other apartments. The spacious lounge/dining room of the home is located with front and side double glazed windows engulfing the room with light. The lounge/dining area is of modern décor with carpet floor covering. There is also a wall mounted fireplace within the lounge providing a feature focal point.



The luxurious kitchen of the property is located to the rear of the home with views to the gardens and driveway. This contemporary kitchen comes complete with integrated appliances to include hood, hob and oven, fridge, freezer, washing machine and dishwasher. The modern kitchen is well equipped with an array of black high gloss wall and floor units with coordinating granite worktops. To the walls of the kitchen there is modern white ceramic tiling and to the floors granite floor tiles. There is under worktop lighting available in the kitchen as well as led base floor unit lighting.



The master bedroom of the home is located to the rear of the home with large floor to ceiling double glazed bay window providing pleasant views to the gardens. This bright and well proportioned room has built in storage, en – suite and a walk in wardrobe with lighting. The stylish en – suite of the property comprises two piece white suite with freestanding shower cubicle with electric shower. This room is fully tiled.



The second double bedroom of the home is a well proportioned room with modern décor, carpet floor covering and built in storage.

The bathroom of the property comprises three piece white suite including freestanding luxury roll top bath. This room is fully tiled with contemporary finishing's.



Externally to the front of the park home your attention is drawn to the stunning Georgian style pillars located to either side of the front entrance. To the front and side of the property the gardens have been designed for ease of maintenance to the prospective purchaser and are mainly laid with chipped stones. To the rear of the home there a large mono blocked driveway with parking for at least two cars.

**Early viewing is highly recommended to avoid disappointment.**

#### **Location and Amenities**

This property is well located, with excellent local amenities nearby and it is also within a short distance of the Fife Retail & Business Park and the A92 link roads providing commuter access to Scotland's major cities. The property is also well located for access to the town centre and also to the A92 link roads. Kirkcaldy itself has a railway station providing rail links to Edinburgh and Dundee and it is the largest town in Fife with a population of almost 60000

#### **Travel directions**

On entering Kirkcaldy from the A92 East exit continue forward on the A921 (Thornton Road) and at roundabout take the 3<sup>rd</sup> exit onto the B981 (Dunnikier Way). Continue forward on the B981 and at roundabout take the second exit continuing on the B981. Turn right entering Dunnikier Park.

#### **Pitch/Site Fees**

There is an annual charge which is currently at £1200.00 per annum. This is reviewed every three years and includes water and sewerage charges. The site fees have been paid until March 2012 and are included in the sale price.

### **Utility Suppliers**

Electricity - Scottish Power  
Gas - Scottish Gas  
Water - Scottish Water

Homeowners are required to deal with utility suppliers direct.

### **Extras**

Included in the sale price are all carpets and floor coverings, light fittings, fixtures. Within the kitchen all integrated appliances are also included. The home is mostly furnished with a few exceptions which will be discussed further at viewings. The site fees are paid until March 2012. The garden shed with power is also included.

### **Park Home Dimensions**

44 ft x 20 ft

### **Viewing**

If you would like to view this property please contact us to arrange an appointment. We will gladly assist you with any information you require or further advice that is needed.

Telephone: 01592 640630, Email: [property@fords-solicitors.co.uk](mailto:property@fords-solicitors.co.uk)

### **FREE Pre-Sales Valuations**

If you are to be selling your own property, you are welcome to contact our property department for a free, no-obligation valuation and a quotation for our services. We have many registered buyers and existing clients looking to buy all types of property.