



WOODLANDS WAY KIRKCALDY | OFFERS IN EXCESS OF £88,000
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WOODLANDS WAY

KIRKCALDY

£88,000

Nestled in the charming area of Woodlands Way Kirkcaldy, this property presents an excellent opportunity for those seeking a modern and comfortable living space. Recently enhanced with new insulation and cladding, completed in October 2025, the home boasts improved energy efficiency, ensuring warmth and comfort throughout the year.

The installation of a new boiler, also in October 2025, guarantees reliable heating and hot water, making it an ideal choice for families or individuals alike. Additionally, the property features a brand-new washing machine, providing convenience for everyday living.

For those who require a fast and reliable internet connection, the property is fibre broadband ready, allowing you to stay connected with ease.

The recent upgrades and modern amenities make this residence a promising option for anyone looking to settle in Kirkcaldy. With its appealing features and prime location, this property is sure to attract interest from prospective buyers. The site requires that residents must be over 50. Don't miss the chance to make this delightful home your own.

Situation

This delightful, bright and airy detached Park Home bungalow sits within an attractive woodland setting at Dunnikier Park residential development, Kirkcaldy. The Park is secure and provides a peaceful setting for the over 50's age group and offers easy access to the Fife Retail Park and nearby golf course.

Description

Built to the highest standard with a superior level of specification throughout, this is park home living at its finest! This Stately Albion home will delight viewers from the moment you step through the door - a brand new lifestyle unfolds for you. Natural light floods through spacious layout, efficient windows and doors maintain the perfect internal layout with integrated kitchen appliances to meet your everyday practical needs. A new shower room provides a contemporary finish all of which combine to make this property a very attractive home for the over 50's.

Internally the home offers a welcoming entrance hall, leading to an open-plan lounge opening up to double patio doors to a sunny balcony. The sleeping accommodation comprises of two double bedrooms with built-in wardrobes and furniture. Heating is gas central heating. All windows are double glazed with three new windows installed.

No 1 Woodlands Walk allows sunshine to flood in, when our weather permits, of course. Externally, the large driveway has space for at least two vehicles.

Expect to be impressed. This home is ready to start living in - don't delay.

Key features

- modern fitted kitchen
- open plan
- monoblock driveway for up to two cars
- two bedrooms
- new shower installed

- new boiler installed
- new washing machine installed
- double glazed
- newly fitted cladding to create a beautiful slick look and additional warmth

Grounds

Dunnikier Park offers a quiet, friendly atmosphere, ideal for downsizing or enjoying retirement. The development is known for its well kept grounds and peaceful ambiance, making it a sought-after location for those seeking comfort and simplicity. The park is secure and community-oriented, designed specifically for residents aged 50 and over.

A small garden area exists for personal relaxation. The gardens are maintained by site management but many residents like to add their own flower tubs.

The convenient location has excellent transport links, making it easy to access shops, leisure facilities and healthcare.

Want to set up a viewing?

Contact professional estate agent, Lynda Wilson at Amazing Results on 07809-330-678 or via lynda@amazingresults.com

Want to know what your home is worth?

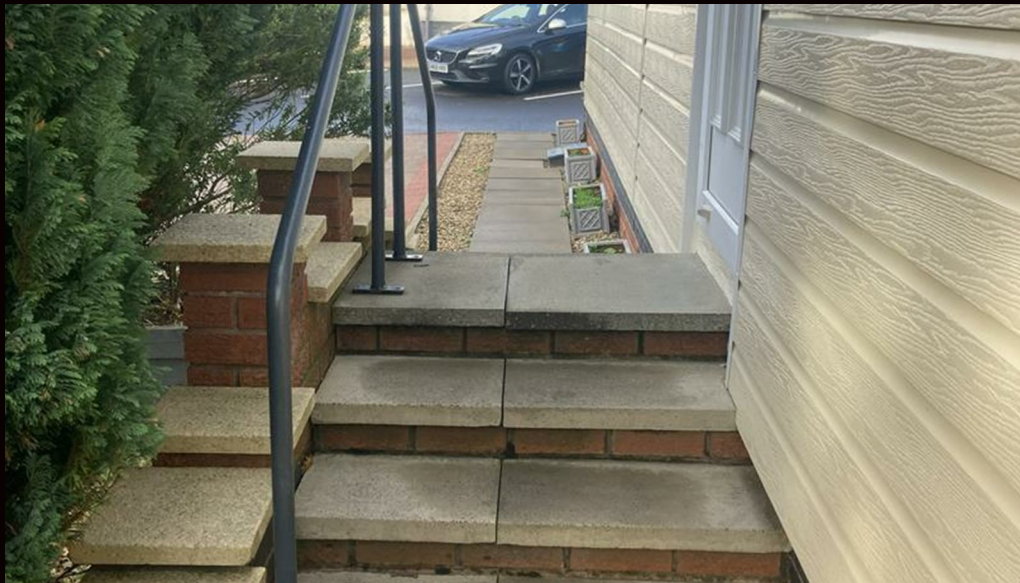
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

To view this property call **AMAZING RESULTS!™** on 07809 330678



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