



M o r g a n s

16 Kingseat Road
Dunfermline, Fife, KY12 0DD
Offers over £330,000



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We are delighted to bring to the market the unique opportunity to purchase this substantial executive detached dwellinghouse situated in extensive private grounds with panoramic views towards the Firth of Forth and beyond. This excellent family home offers superb flexible accommodation throughout with many attractive features. Essential Viewing. EPC RATING D





DESCRIPTION

The accommodation briefly comprises reception hall, w.c, living room, dining room, family room, conservatory, dining kitchen, utility room and study. There are three bedrooms on the ground floor and four piece bathroom. On the upper level two double bedrooms with en-suite facilities and two separate feature balconies. Large fully floored attic. There are attractive private grounds to the front, side and rear providing a child and pet safe environment. Patio areas. Ample parking for several vehicles with long driveway and detached double garage/workshop. Viewing is highly recommended to appreciate the accommodation on offer.

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Palace reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LIVING ROOM 22'4 x 15'1
DINING KITCHEN 18'1 x 11'6
DINING ROOM 14'9 x 11'6
FAMILY ROOM 15'5 x 15'1
CONSERVATORY 17'9 x 11'0
UTILITY 10'6 x 5'1
STUDY 7'7 x 7'7
MASTER BEDROOM 1 19'6 x 20'0
EN-SUITE 7'3 x 6'7
BEDROOM 2 15'5 x 12'6
EN-SUITE 7'7 x 5'11
BEDROOM 3 13'0 x 9'10
BEDROOM 4 12'10 x 9'6
BEDROOM 5 9'6 x 6'7
BATHROOM 9'10 x 6'3

EXTRAS INC IN SALE

All fitted floor coverings, blinds, bathroom and light fittings together with any integrated appliances and garden shed.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

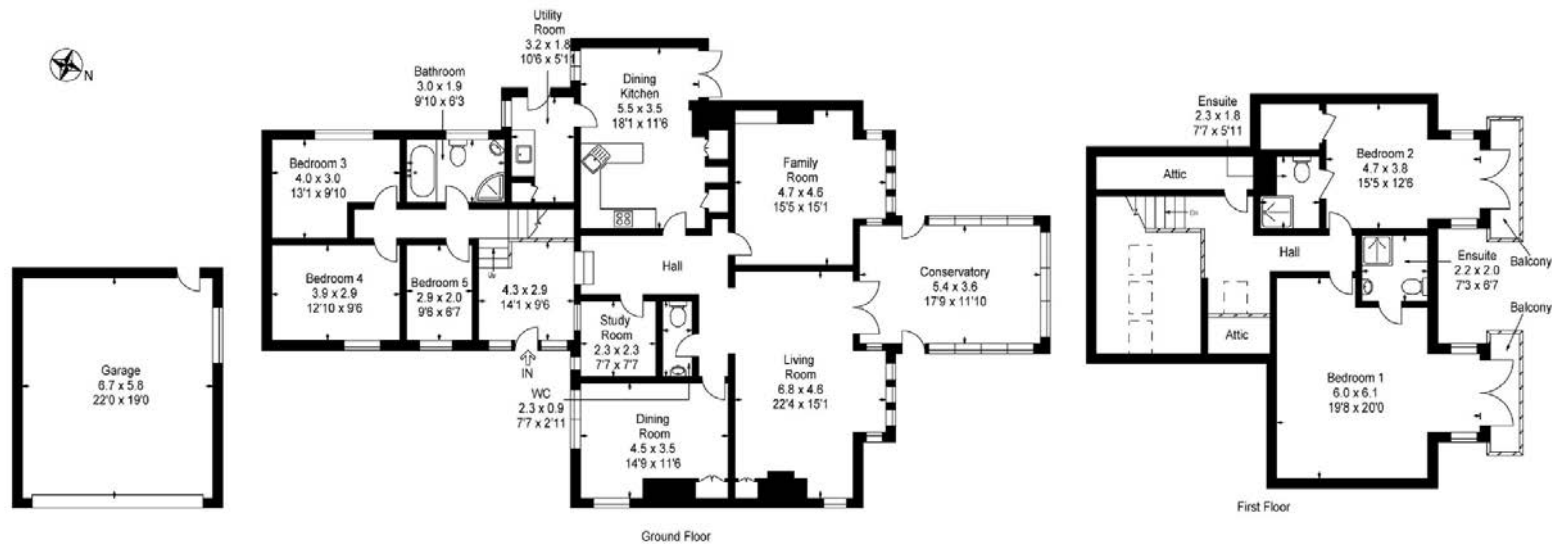
TRAVEL DIRECTIONS

From Dunfermline head north via Townhill Road veering right into Kingseat Road where the property is located on the right hand side as signposted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222





VistaBee

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 dimensions and shapes before making any decisions about the property. All room dimensions taken through outboard/cornerstones to wall surface where possible or to surfaces indicated by arrow heads. (C) VistaBee 2016

These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

Morgans

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