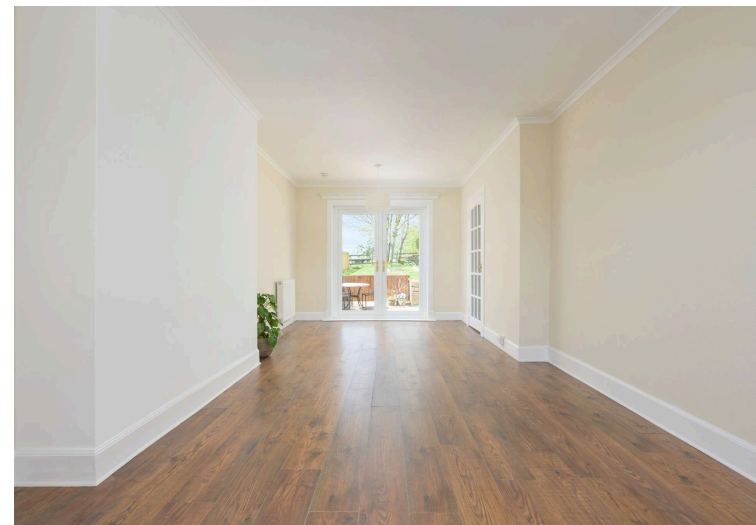




113 Main Street, Kingseat, KY12 0TJ

Offers Over £150,000





Two-bedroom terraced home



Impressive 20-foot lounge/dining room



First floor shower room



EPC Rating -



Fitted kitchen and store room



Box room/home office



Two good-sized bedrooms



Council Tax Band -



Welcome

This two-bedroom terraced home offers well-proportioned accommodation over two floors set in the village of Kingseat. The ground floor provides a standout lounge/dining room extending to nearly 21 feet — a spacious and versatile reception space well suited to everyday family life. A fitted kitchen and a useful store room complete this level. The first floor comprises two bedrooms, shower room and a box room suitable for use as a home office or additional storage. The principal bedroom is a generous double, with the second bedroom also a comfortable size. Built-in wardrobe and cupboard storage is provided on this level. The property further benefits from private fully enclosed rear garden with lovely views over the countryside. Situated on Main Street in the village of Kingseat the property is within easy reach of transport links and the amenities of nearby Dunfermline.





EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







Kingseat

The property is located in the small popular village of Kingseat, which is well placed for access to all local amenities and the M90 motorway. A short drive takes you into Dunfermline itself which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links making the area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland. The city 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. Kingseat is located approximately four 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. The local railway stations provide a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and

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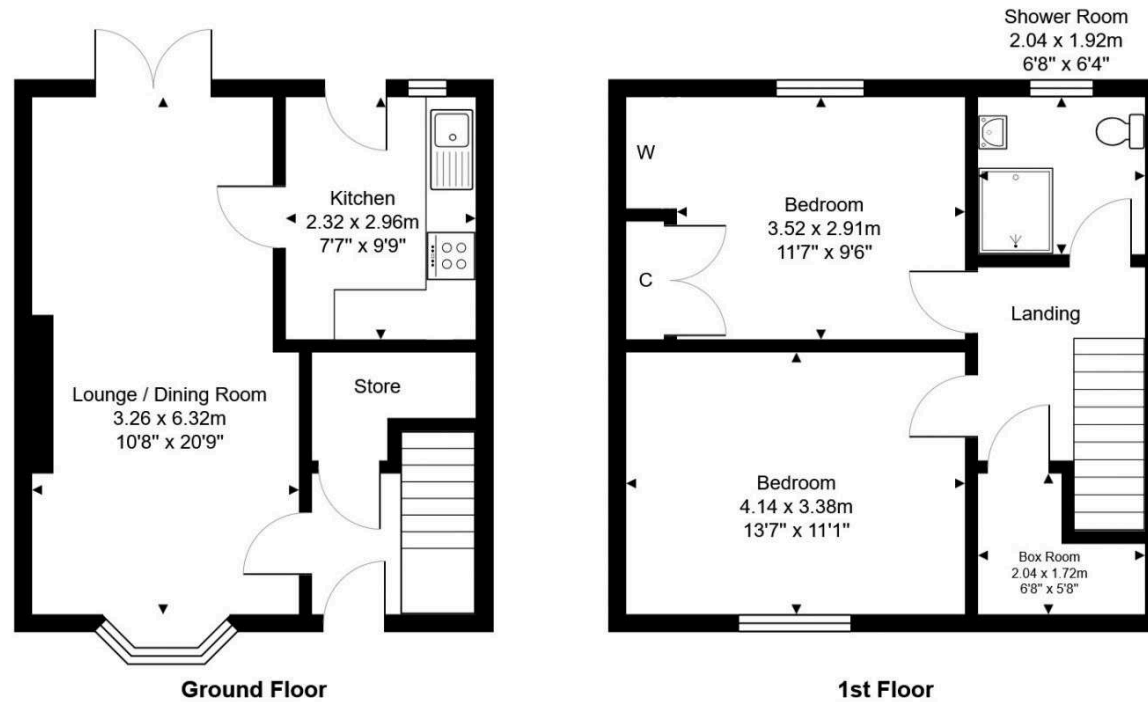
113 Main Street, Kingseat, KY12 0TJ



Total Area: 74.8 m² ... 805 ft²



All measurements are approximate and for display purposes only



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.