



Morgans

PROPERTY

49 Church Street, Kingseat, KY12 0TW

Offers Over £150,000



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Well-proportioned family home



Three bedrooms upstairs



Spacious 13ft living room



Family bathroom



Substantial 17ft kitchen/dining room



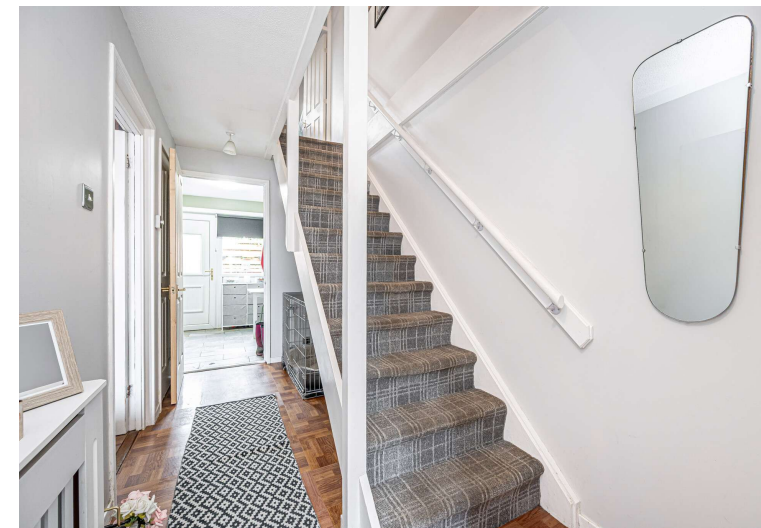
Extensive storage on both floors



EPC Rating -



Council Tax Band -





Welcome

This well-proportioned three-bedroom home offers 878 square feet of accommodation across two floors in Kingseat. The ground floor opens into a substantial kitchen/dining room, stretching to almost 18 feet and fitted with a good range of units and space for dining. The living room is a generous size at over 13 feet in length, offering plenty of flexibility for both relaxing and entertaining. Numerous storage cupboards throughout the hallway add valuable everyday practicality. Upstairs, three bedrooms are served by a family bathroom fitted with a bath. Further built-in storage on the landing completes the accommodation. The property further benefits from beautifully maintained private landscaped gardens to the front and rear with ample parking within the cul de sac. Located in Kingseat, the property is well placed for local amenities and is within easy reach of Dunfermline, making it an excellent choice for growing families or first-time buyers.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, curtains, 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 convenient bus services both local and national.

Morgans Property Package

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

