



22 Russell Avenue, Kingseat, KY12 0YX
Offers Over £250,000

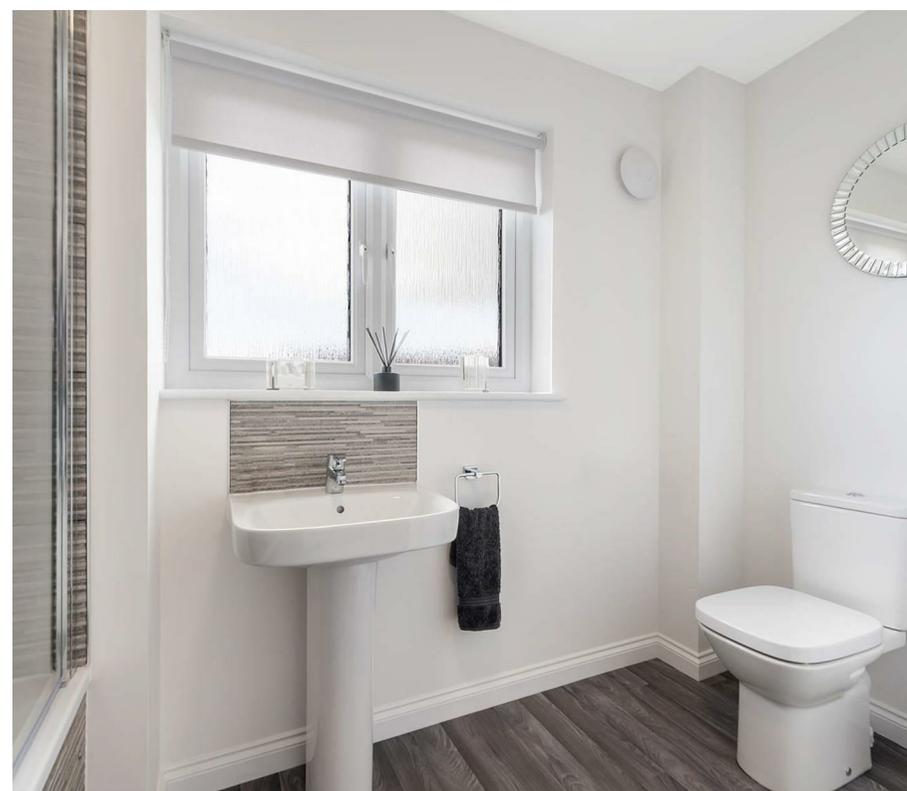






CLOSING DATE SET FOR WEDNESDAY 4TH MAY 2022 @ 12 NOON - We are delighted to be marketing this executive detached "show home standard" family home, quietly positioned within the ever popular village of Kingseat. Built by Taylor Wimpey situated on an enviable elevated position with great countryside views makes this a fabulous property suiting families and couples alike. The garage has been smartly converted to provide a stunning dining kitchen and family area. The subjects are modern and stylish and a credit to the present owner, briefly comprising reception hall, downstairs w.c, lounge and dining kitchen. On the upper level there are three double bedrooms (master en-suite) and family bathroom. There are attractive landscaped gardens, with patio areas making this an idyllic haven and a child and pet safe environment. Monobloc double driveway. The property is double glazed with gas central heating.





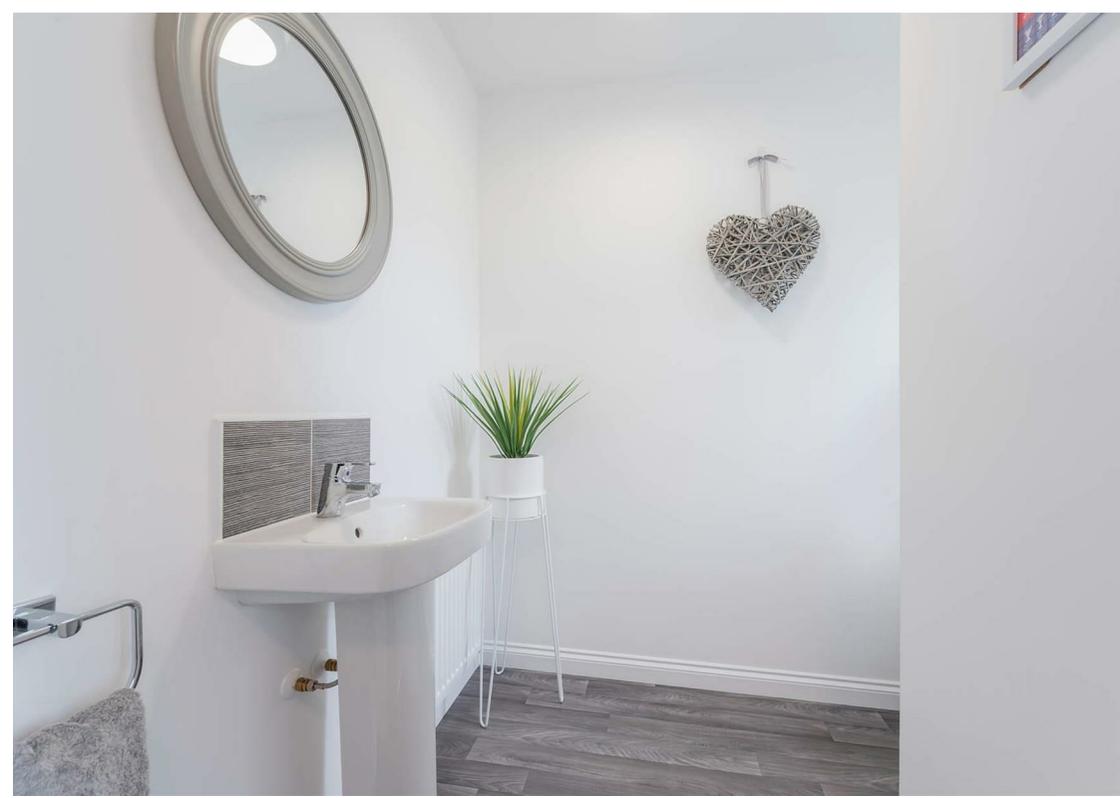
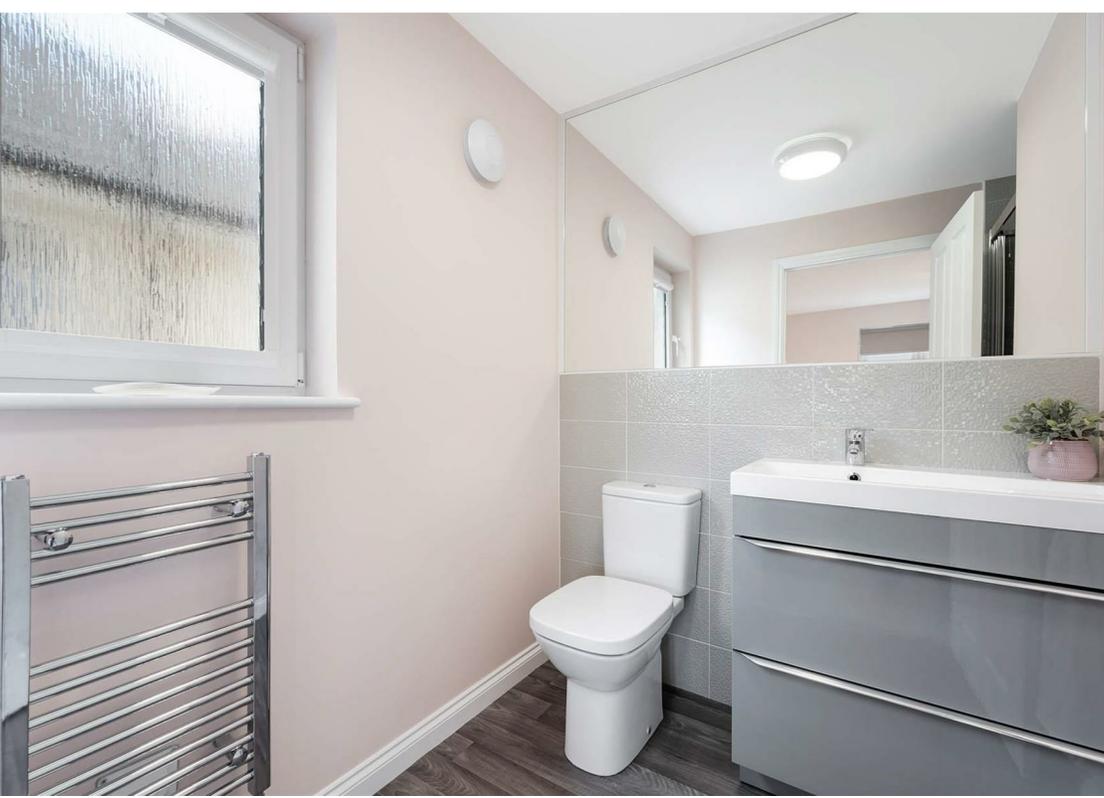
LOCATION

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 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. 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.

EXTRAS INC. IN SALE

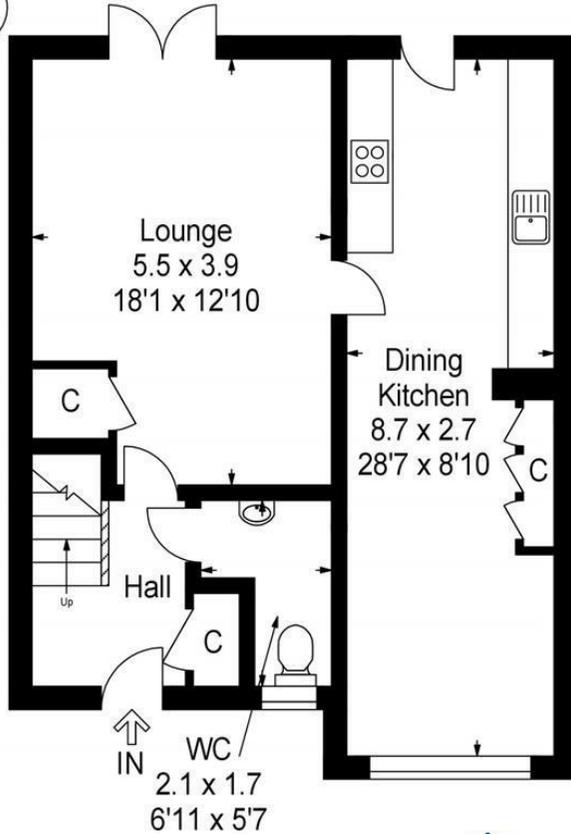
All floor coverings, blinds, bathroom and light fittings together integrated appliances. Items of furniture by negotiation.



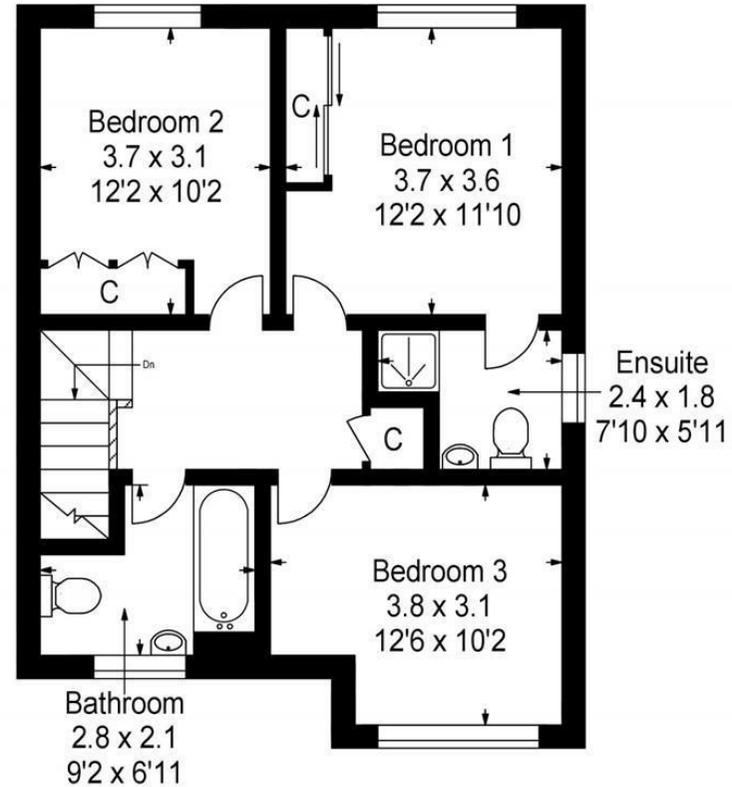








Ground Floor



First Floor



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 dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.