



Morgans

PROPERTY

57 Russell Avenue, Kingseat, KY12 0YX

Offers Over £349,950

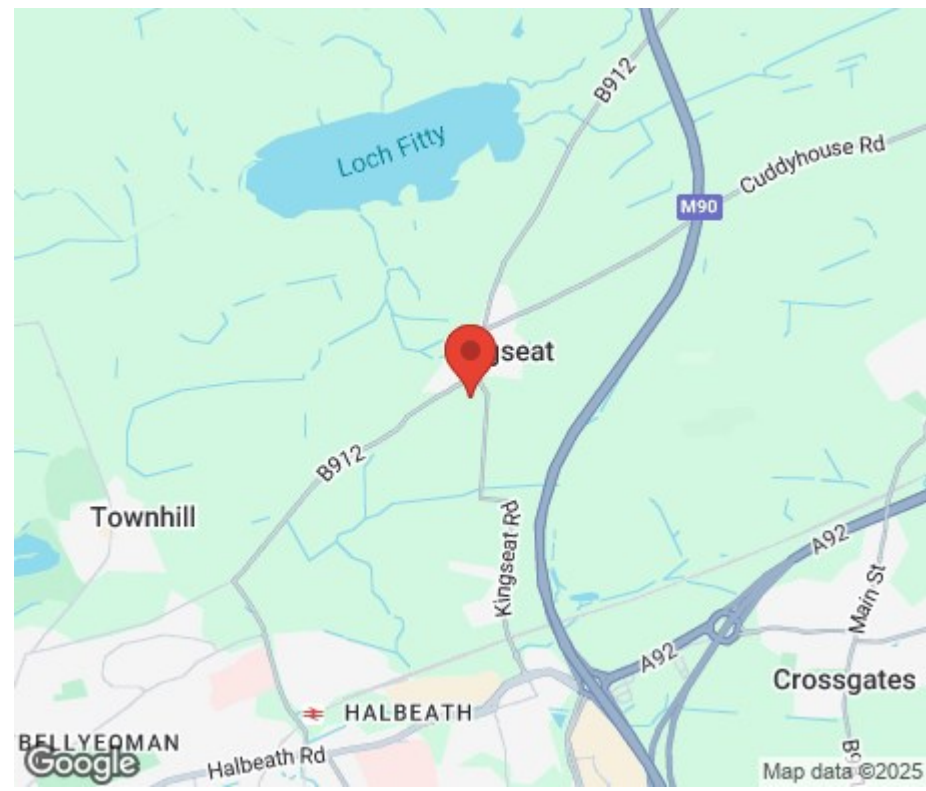






Well appointed within the ever popular village of Kingseat is this stunning executive detached family home built by Taylor Wimpey situated on an enviable corner plot with views over farmland towards the Pentlands and Forth Bridges. The position makes this a fabulous family home with lovely enclosed gardens with large patio area ideal for entertaining. They are fully enclosed providing a child and pet safe environment. The driveway and garage give access for several vehicles with ample visitors parking. The subjects are on trend, stylish throughout and offered in move in condition. They briefly comprise entrance hall, downstairs w.c, lounge, fully equipped dining kitchen and family area with two sets of french doors to gardens. On the upper level there are four double bedrooms with master en-suite together with four piece family bathroom. Access to attic. The property is double glazed with gas central heating.





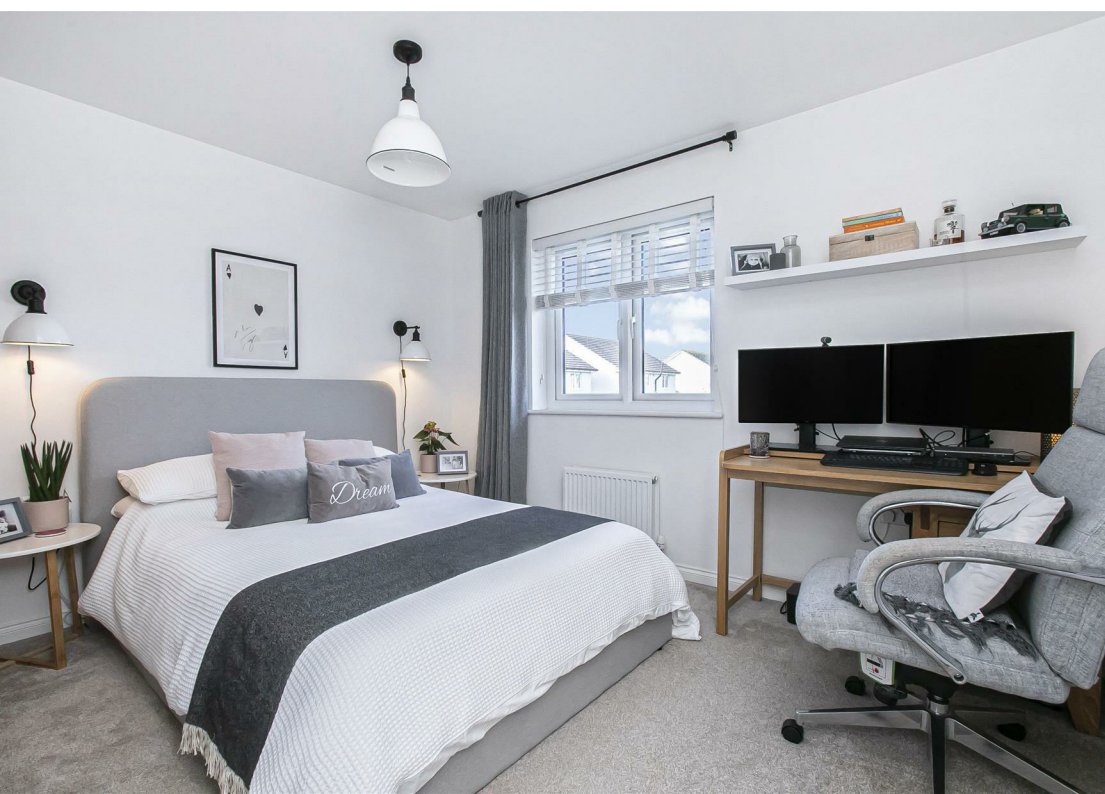
LOCATION

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 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.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom together with integrated appliances.

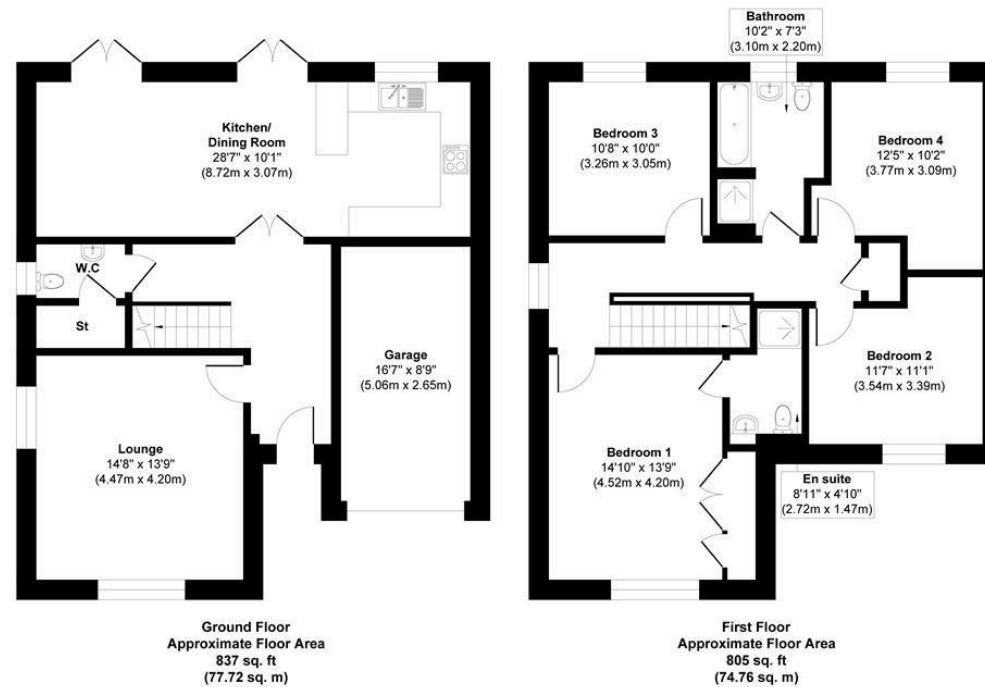
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







Russell Avenue, Kingseat, KY12 0YX



Morgans
PROPERTY

Approx. Gross Internal Floor Area 1642 sq. ft / 152.48 sq. m
Illustration for identification purposes only. measurements approximate, not to scale. Copyright

Morgans
PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

s1homes.com

rightmove

Zoopla.co.uk

onTheMarket.com

naei | propertymark
PROTECTED

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.