

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



1a Wallace Place, Kingseat, KY12 oTL
Offers Over £239,000



Exceptionally spacious modern detached bungalow located in the popular village of Kingseat and offering excellent family accommodation. Entrance porch, Hall, Lounge, Large family/dining room, Stylish kitchen, Utility room, Master Bedroom (en-suite shower room and built in wardrobe), 2 further double bedrooms (Built in wardrobes), Spacious modern bathroom. Double glazing. Gas central heating. Double garage. Monoblock driveway. Enclosed gardens to the side and rear. Well maintained. Move in condition. Quality fixtures and fittings. Wood finishings throughout. EPC - C.

LOCATION

Kingseat, is a residential village, well placed for access to all local amenities and the M90 motorway. A short drive takes you to Dunfermline itself which provides a large 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.

PROPERTY

- Porch
- Hall
- Living room
- Family / dining room
- Attractive kitchen with utility room off
- 3 Double bedrooms - all with wardrobes
- Stylish bathroom
- Double glazing / gas central heating
- Neat gardens
- Double garage with monoblock driveway
- Modern decor
- Superb family home

This is an attractive and exceptionally spacious modern detached bungalow with many attractive features offering excellent family accommodation. The property has been well maintained and boasts bright and very spacious living space along with excellent storage facilities including built in wardrobes in all bedrooms.

Viewing is a must to fully appreciate the size and the property's move in condition

ACCOMMODATION

Entrance Porch

With attractive tiled floor. Door to hall.

Living Room 7.10 m x 6.00 m / 23'4" x 19'8"

This is a superbly proportioned living room. Door to family/ dining room/ Patio doors to garden. Solid Oak floor. Front and Rear.

Family / Dining Room 6.80 m x 4.50 m / 22'4" x 14'9"

This generously proportioned family / dining room features a large bay window and french doors to the garden. Solid Oak floor. Front, side and rear.

Kitchen 6.10 m x 2.70 m / 20'0" x 8'10"

Stylish fitted kitchen. Tiled floor. Rear.

Master Bedroom 4.30 m x 4.10 m / 14'1" x 13'5"

This superbly proportioned double bedroom has a large built in wardrobe with sliding mirror doors. Door to en-suite. Front.

Ensuite Shower room 2.80 m x 1.60 m / 9'2" x 5'3"

This very smart shower room has been re-fitted with a modern suite incorporating a floating sink vanity unit and a shower compartment. Side.

Bedroom 2 4.00 m x 2.80 m / 13'1" x 9'2"

Another good sized double bedroom enjoying the benefit of a double built in wardrobe with sliding mirror doors. Rear.

Bedroom 3 3.50 m x 2.80 m / 11'6" x 9'2"

The third double bedroom also has a built in wardrobe with sliding mirror doors. Rear.

Bathroom 2.50 m x 2.50 m / 8'2" x 8'2"

Superbly proportioned modern bathroom with spa bath, floating sink vanity unit and separate walk in shower. Side.

Gardens

There are gardens to the front, side and rear. The garden to the side and rear comprise areas of lawn, borders for planting, patio and is enclosed by fencing.

Double Garage 5.80 m x 5.60 m / 19'0" x 18'4"

With 2 up n over doors, light and power accessed via a good sized double monoblock driveway.

Utility Room 2.20 m x 1.70 m / 7'3" x 5'7"

Fitted with modern units. Door to garden.

HEATING

There is gas central heating.

GLAZING

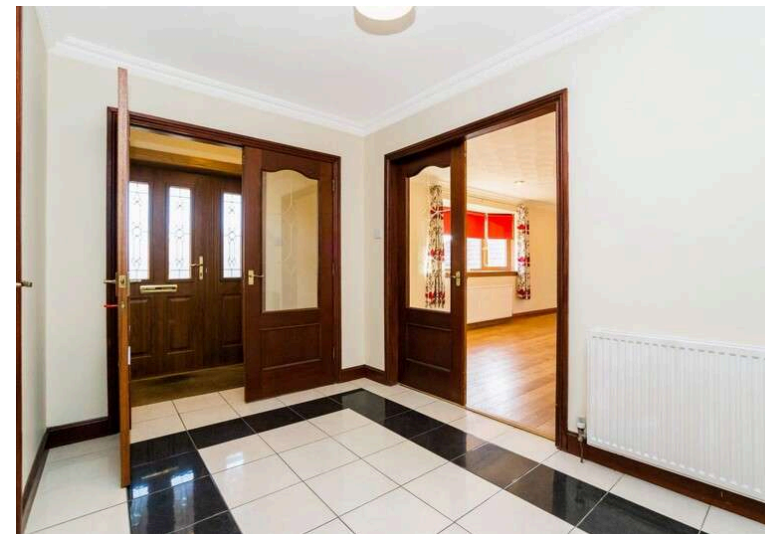
There is double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156 or
ESPC Saturday and Sunday 0131 624 8000

OFFERS

Notes of Interest and offers on this property should be
submitted directly to Ross & Connel by calling
01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and
market appraisal on your property please contact
Alan Dear at Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF
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www.rossconnel.co.uk

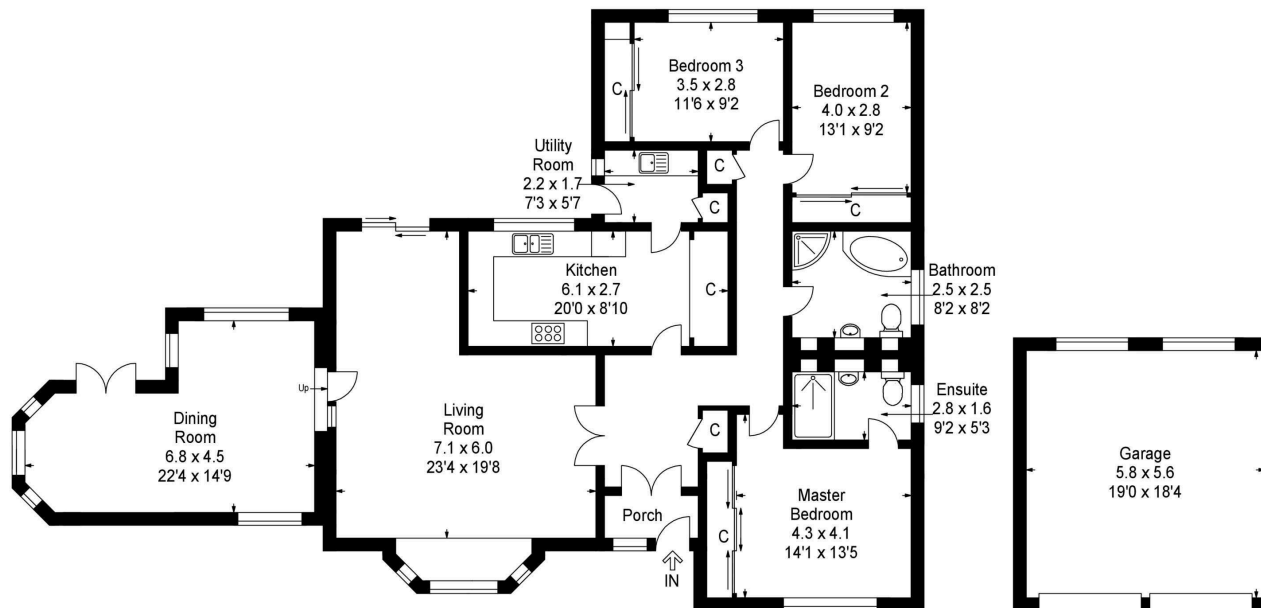
These particulars are believed to be correct but their accuracy
is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses,
intrusions and fitted furniture. They have been chosen to
indicate the general size and shape of each room only.
Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

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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