
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



16 Lochwood Park, Kingseat, KY12 0UX
Offers Over £300,000



Most attractive and well proportioned detached bungalow enjoying a pleasant corner location within this ever popular residential area. Entrance hall, Lounge, Dining room, Contemporary kitchen, Utility room, 3 Double Bedrooms (Master en-suite shower room), Family bathroom. Beautiful gardens to front, side and rear. Double garage. Double monoblock driveway. Superb family home. Wood finishings throughout. Modern decor. Good storage. EPC- TBC. Council Tax - TBC. Freehold.

LOCATION

The property is located in the popular village of Kingseat, which is well placed for access to all local amenities and the M90 motorway. Kingseat boasts the Silver Gilt Award for the last few years for best kept village. A short drive takes you into Dunfermline itself which provides a large selection of shops, schools, bars, restaurants and Fife Leisure Park. Dunfermline itself boasts public transport bus and rail links making the area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland.

PROPERTY - DETACHED BUNGALOW

- Entrance vestibule
- Hall
- Lounge
- Dining room
- Recently refitted kitchen
- Utility room
- 3 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Lovely, well proportioned gardens
- Double garage
- Double monoblock driveway
- Modern decor

ACCOMMODATION

Entrance Vestibule

Door to hall. Storage cupboard.

Hall

With access to lounge, kitchen, 3 bedrooms and bathroom. Storage cupboard.

Lounge 6.00 m x 4.00 m / 19'8" x 13'1"

This is a superbly proportioned lounge. Arch to dining room. Front.

Dining Room 3.10 m x 3.00 m / 10'2" x 9'10"

Another good sized public room. Patio doors to garden. Door to kitchen. Rear.

Breakfasting Kitchen 5.90 m x 3.00 m / 19'4" x 9'10"

This great sized kitchen has recently been refitted. Door to utility room and hall. Rear.

Utility Room 2.20 m x 1.80 m / 7'3" x 5'11"

A very handy room. Door to garden. Rear.

Master Bedroom 4.20 m x 3.50 m / 13'9" x 11'6"

A spacious master bedroom. Built in wardrobes. Door to en-suite shower room. Rear.

En-suite Shower room 2.60 m x 1.60 m / 8'6" x 5'3"

Fitted with a suite suite. Side.

Bedroom 2 3.90 m x 3.00 m / 12'10" x 9'10"

The second double bedroom is well proportioned and also has built in wardrobes. Side.

Bedroom 3 4.10 m x 2.90 m / 13'5" x 9'6"

Also of double proportions. Rear.

Bathroom 2.90 m x 2.80 m / 9'6" x 9'2"

A spacious bathroom fitted with a light coloured suite incorporating a separate shower compartment. Side.

Gardens

The property has lovely, generously proportioned areas of garden to the front side and rear, which has been well maintained.

GARAGE/DRIVEWAY

There is a large double garage, with 2 up n over doors accessed via a monoblock driveway.

HEATING

Gas central heating

GLAZING

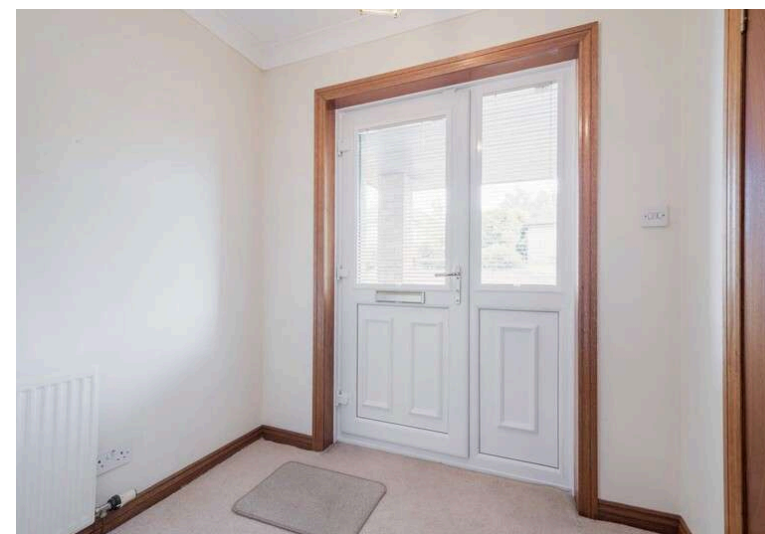
Double glazing

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

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 us at Ross & Connel on 01383 721156

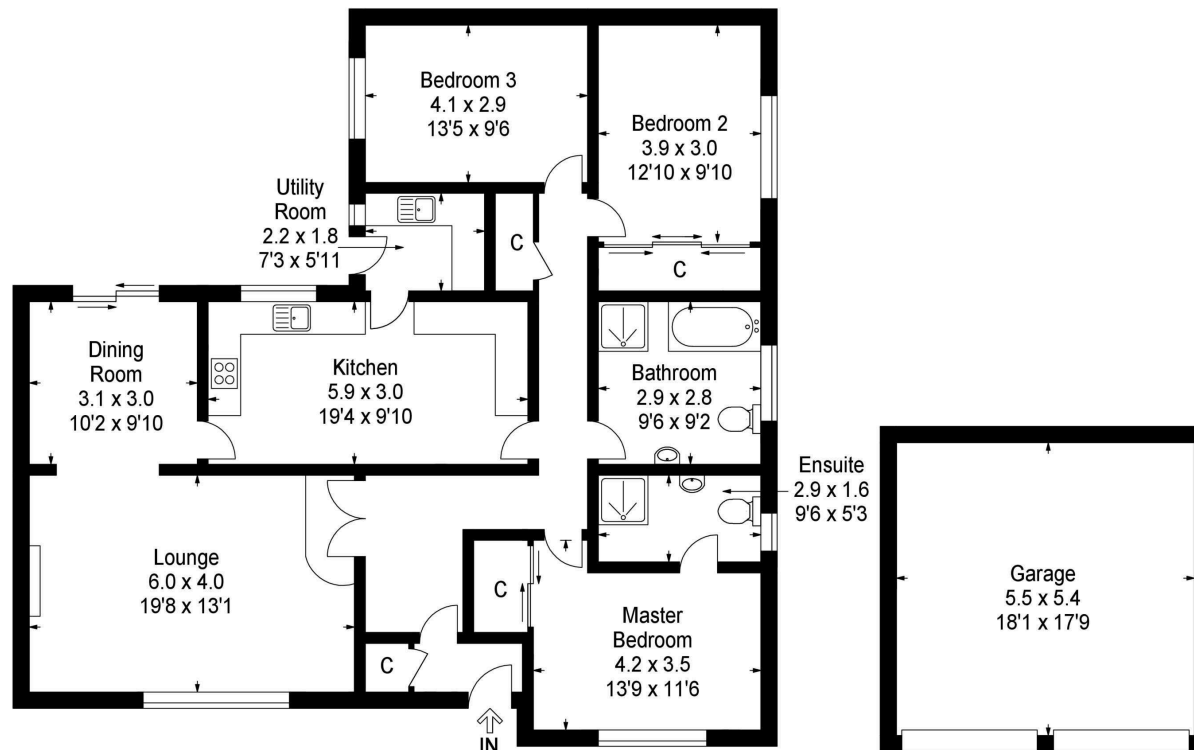
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www.rossconnel.co.uk

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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