

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



1 Keirsbeath Court, Kingseat, KY12 0UE
Offers Over £264,000



Well proportioned and immaculately presented detached chalet villa enjoying a superb corner location within a much sought after residential area. Entrance hall, Lounge, Dining room, Breakfasting kitchen, Conservatory, 4 Bedrooms (master en-suite shower room), Family bathroom. Double glazing. Gas central heating. Double glazing. Beautiful gardens to front, side and rear. Garage with long tarmac driveway. Attractive views from bedrooms. Modern decor. Oak finishings. Superb example of property type. Excellent family home in move in condition. Well maintained throughout. EPC - D. Council Tax - E. 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 CHALET VILLA

- Hall
- Lounge
- Dining room
- Stylish breakfasting kitchen
- Conservatory
- 4 Bedrooms (master en-suite shower room)
- Family bathroom
- Double glazing / Gas central heating
- Beautiful gardens
- Garage with long driveway
- Pristine decor
- Ideal family home in move in condition
- Most attractive views from the bedrooms

ACCOMMODATION

Entrance Hall

This is a very welcoming reception hall, which features an Oak floor and stairs to upper level with Oak moulded balustrade and wrought iron spindles. Oak doors leading to the lounge, kitchen, bedroom 4 and bathroom.

Lounge 5.40 m x 3.60 m / 17'9" x 11'10"

This is a lovely lounge which features a large picture window and Oak flooring. Double doors to dining room. Front

Dining Room 3.00 m x 2.60 m / 9'10" x 8'6"

Also features a picture window and Oak flooring. Archway to kitchen. Front.

Breakfasting Kitchen 5.60 m x 2.60 m / 18'4" x 8'6"

This is a very stylish kitchen, which is fitted with modern floor and wall mounted storage units and contemporary worktops. Patio doors to conservatory. Side.

Bedroom 4 2.80 m x 2.70 m / 9'2" x 8'10"

This double bedroom enjoys the benefit of a full width built in wardrobe. Rear.

Family Bathroom 2.10 m x 2.00 m / 6'11" x 6'7"

Fitted with a modern white suite with shower set over the bath. Rear.

Landing

With doors to 3 bedrooms.

Master Bedroom 3.70 m x 2.50 m / 12'2" x 8'2"

This is a lovely, bright double bedroom which enjoys the benefit of a built in wardrobe. Door to en-suite. Side.

Bedroom 2 4.30 m x 3.80 m / 14'1" x 12'6"

Another good sized double bedroom also boasting two built in wardrobes. Rear.

Bedroom 3 3.90 m x 3.50 m / 12'10" x 11'6"

The third bedroom is also of double proportions. Front.

En-suite Shower room 3.20 m x 2.10 m / 10'6" x 6'11"

Fitted with modern white suite. Recess with storage. Side.

Conservatory 3.80 m x 3.00 m / 12'6" x 9'10"

This is a superb addition to any family home. French doors to garden.

Gardens

The beautiful, well proportioned areas of garden ground to the front, side and rear, really is the stand out feature of the property. Extremely well maintained and private offering a safe environment for children and pets.

GARAGE/DRIVEWAY

Single garage accessed via a long tarmac driveway, which offers parking for several vehicles.

HEATING

Gas central heating.

GLAZING

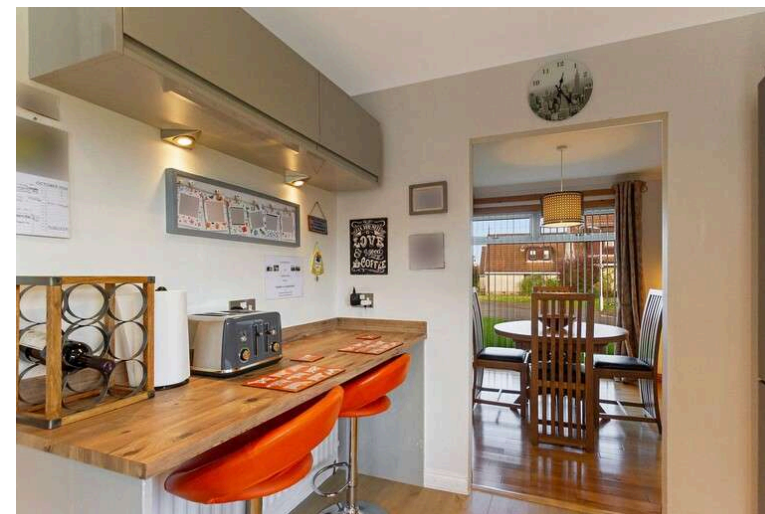
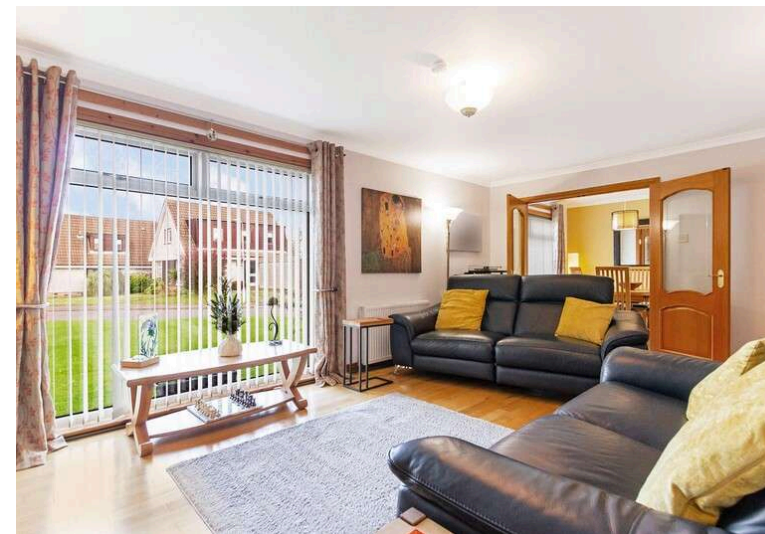
Double glazing.

EXTRAS

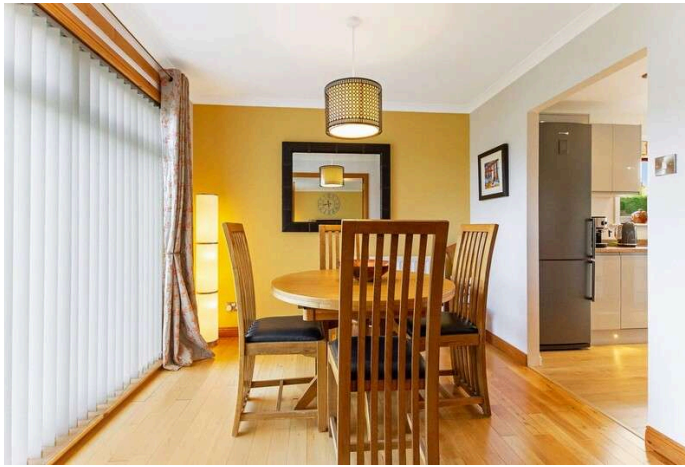
All the fitted carpets, blinds and light fittings are included in the sale price.

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 Lee-Anne Smith at Ross & Connel on 01383 721156

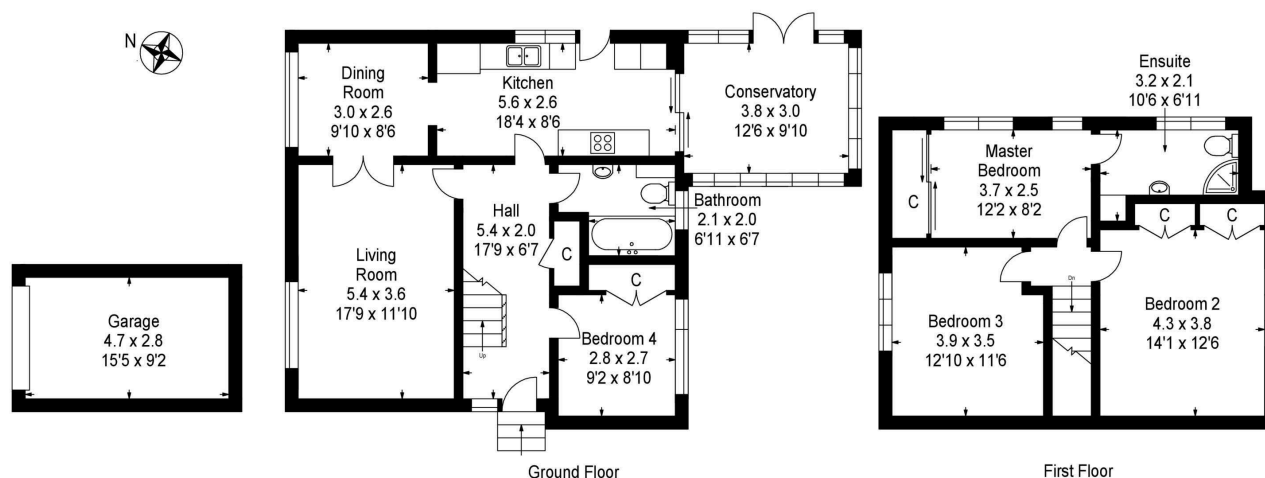
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www.rossconnel.co.uk

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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