



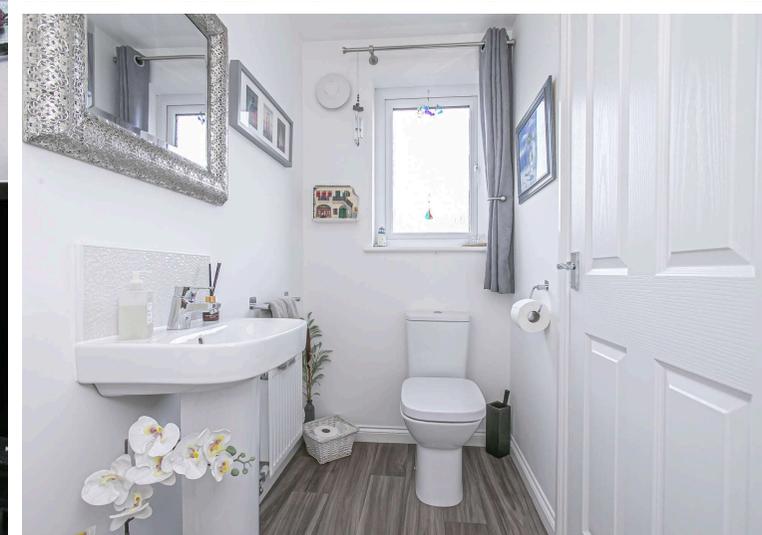
Morgans

PROPERTY

47 Russell Avenue, Kingseat, KY12 0YX

Offers Over £349,950







# Welcome

## DESCRIPTION

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 which are easy to maintain and are ideal for entertaining. A feature summerhouse compliments this home really well. They are fully enclosed providing a child and pet safe environment. There is an integral garage and double driveway giving ample parking. The subjects are stylish and modern throughout and offered in move in condition. They briefly comprise reception hall, downstairs w.c, lounge, dining room and fully equipped breakfasting kitchen 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.





## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and summerhouse.

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.









## Kingseat

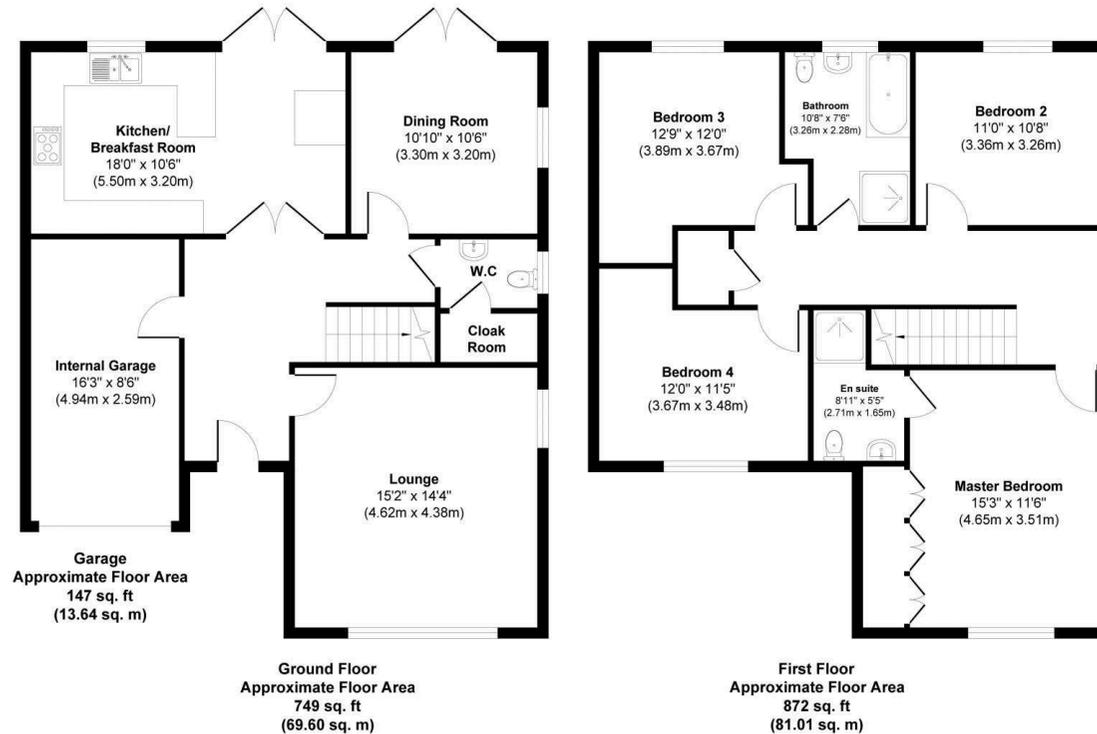
The property is located in the small popular village of Kingseat, which is well placed for access to all local amenities and the M90 motorway. A short drive takes you into Dunfermline itself which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links 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.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Approx. Gross Internal Floor Area 1768 sq. ft / 164.25 sq. m

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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.