

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



The Cottage, Kingseat Rd, Dunfermline, KY11 8PG
Offers Over £255,000



Well proportioned Semi detached cottage offering excellent family accommodation and enjoying a very convenient location close to local amenities and easy access to Motorway network. Entrance Conservatory, Hall, Lounge, Kitchen, Master Bedroom (En-suite shower room), 3 Further bedrooms, Bathroom. Double glazing. Gas central heating. Large attic space. Attractive, fully enclosed gardens. Driveway. EPC - C. Council tax - D. Freehold.

LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. 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 Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges 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. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

PROPERTY - SEMI DETACHED COTTAGE

- Well proportioned accommodation
- Flexible accommodation
- Master Bedroom with en-suite
- 3 Further Bedrooms
- Neatly presented gardens
- Driveway
- Convenient location close to retail park
- Close to Fife Retail Park
- Close to Motorway network
- Ideal family home

ACCOMMODATION

Entrance Conservatory 5.32 m x 2.60 m / 17'5" x 8'6"

Mid Hall 1.55 m x 1.41 m / 5'1" x 4'8"

Bedroom 3 3.30 m x 3.22 m / 10'10" x 10'7"

Lounge 5.20 m x 4.03 m / 17'1" x 13'3"

Kitchen 3.20 m x 1.40 m / 10'6" x 4'7"

Rear Hall 4.80 m x 1.73 m / 15'9" x 5'8"

Master Bedroom 5.43 m x 3.82 m / 17'10" x 12'6"

En-suite Shower room 2.25 m x 2.10 m / 7'5" x 6'11"

Bedroom 2 3.82 m x 3.50 m / 12'6" x 11'6"

Bathroom 2.10 m x 1.70 m / 6'11" x 5'7"

Landing 2.71 m x 2.50 m / 8'11" x 8'2"

Bedroom 4 5.32 m x 4.61 m / 17'5" x 15'1"

Gardens

This property enjoys a well proportioned area of garden garden ground, which is fully enclosed offer a child and pet safe environment.

DRIVEWAY

There is a Monoblock driveway

HEATING/GLAZING

Gas central heating and 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
Lee-Anne Smith on 07882114972

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

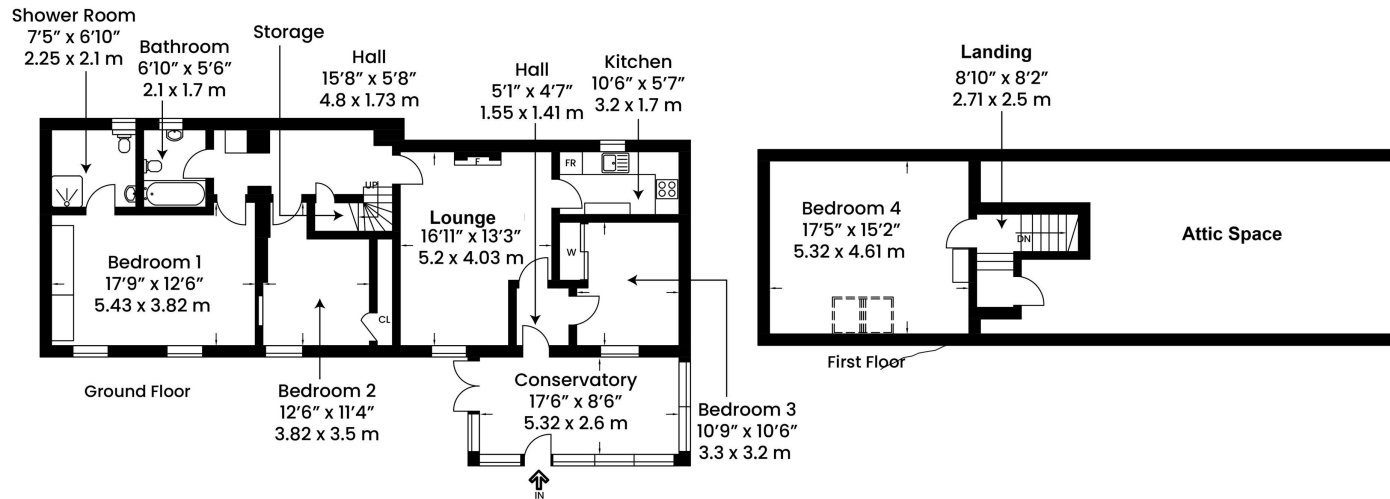
If you would like a FREE, no obligation valuation and
market appraisal on your property please contact
Lee-Anne Smith at Ross & Connel on 01383 721156

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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.



vistaBee

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)
VistaBee 2025

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