



Morgans

PROPERTY

36 Lochwood Park
Kingseat, Dunfermline, KY12 0UX

Offers Over £295,000



DESCRIPTION

Beautifully presented detached bungalow situated on enviable corner plot within quiet cul-de-sac. The property is offered in nice condition briefly comprising reception hall, lounge and dining room, breakfasting kitchen with utility room, four double bedrooms with master en-suite and separate family bathroom. Access to attic. The property has quality fixtures and fittings throughout, and is double glazed with gas central heating. There are attractive easy to maintain gardens to the front and rear with patio area, the gardens are not overlooked. Monobloc driveway giving access for several vehicles leading to single car garage. Early viewing is highly recommended to appreciate the accommodation on offer and general location.

- Entrance Hall
- Bathroom
- Lounge / Dining Room
- Gardens
- Breakfasting Kitchen
- Garage / Driveway
- Utility
- GCH / DG
- Four Double Bedrooms
- EPC RATING C
- Master En-Suite





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.

MEASUREMENTS

LIVING / DINING ROOM - 23'11 X 18'8

BREAKFASTING KITCHEN - 12'2 X 11'6

UTILITY ROOM - 6'11 X 5'11

MASTER BEDROOM - 12'10 X 10'6

BEDROOM 2 - 13'1 X 10'6

BEDROOM 3 - 9'6 X 8'6

BEDROOM 4 - 10'6 X 7'10

BATHROOM - 8'2 X 7'10

EN-SUITE - 7'10 X 4'7

GARAGE - 17'9 X 8'10

EXTRAS INC. IN SALE

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

VIEWINGS

Viewings by appointment through Morgans on 01383 620222.

TRAVEL DIRECTIONS

Using Google Maps, enter the property postcode KY12 0UX and follow the directions. Number 36 will be indicated by our For Sale Board.

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 on 01383 620222 or Kinross Office on 01577 863424.











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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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.

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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