

69 Russell Avenue, Dunfermline, KY12 0YX  
Offers Over £395,000







Quietly positioned 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 uninterrupted views over farmland towards the Forth Bridges and beyond. The unique position makes this a fabulous family home with lovely landscaped gardens, a patio area for entertaining and stunning views. The driveway and detached double garage give access for several vehicles with ample visitors parking. The property is not overlooked from the front or rear, and is fully enclosed providing a child and pet safe environment. The subjects are modern and stylish throughout and offered in move in condition. They briefly comprise entrance hall, downstairs w.c, lounge and separate dining room together with fully equipped breakfasting kitchen and family area with french doors to gardens. On the upper level there are four double bedrooms with master and guest en-suite facilities together with four piece family bathroom. The property is double glazed with gas central heating.





## LOCATION

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.

## EXTRAS INC. IN SALE/ AGENTS NOTE

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

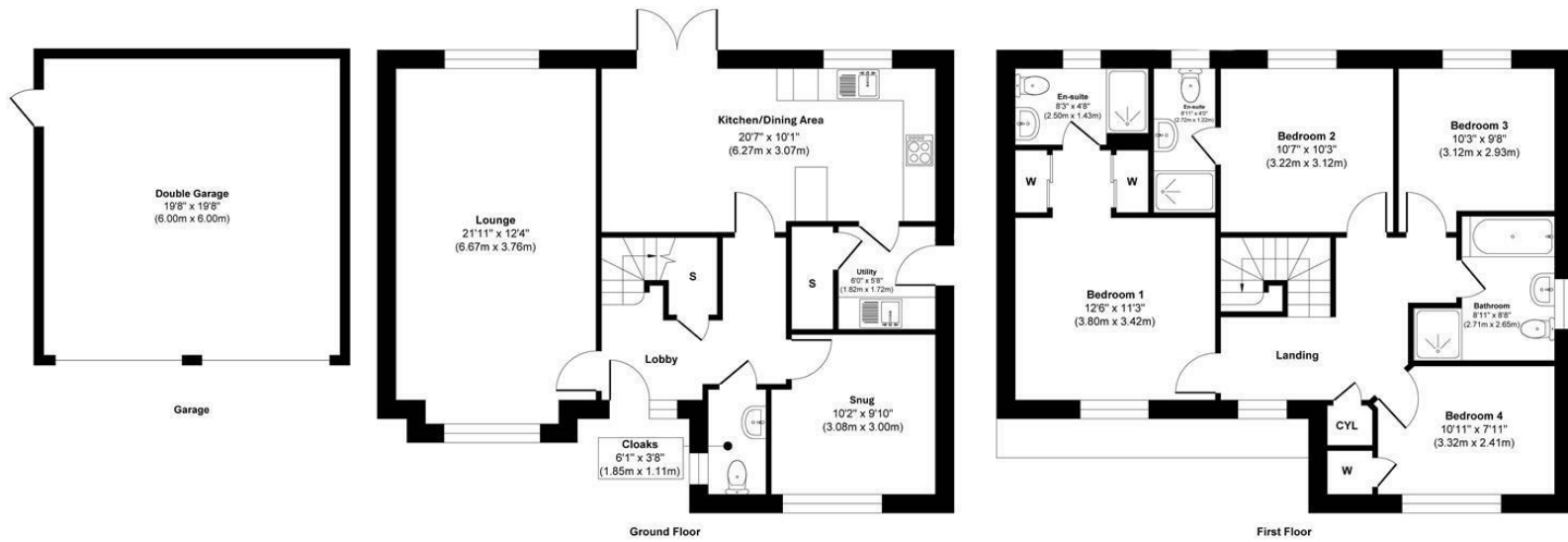
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.











This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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