

Morgans

PROPERTY

1 Greenacres, Kingseat, KY12 0RW

Offers Over £290,000

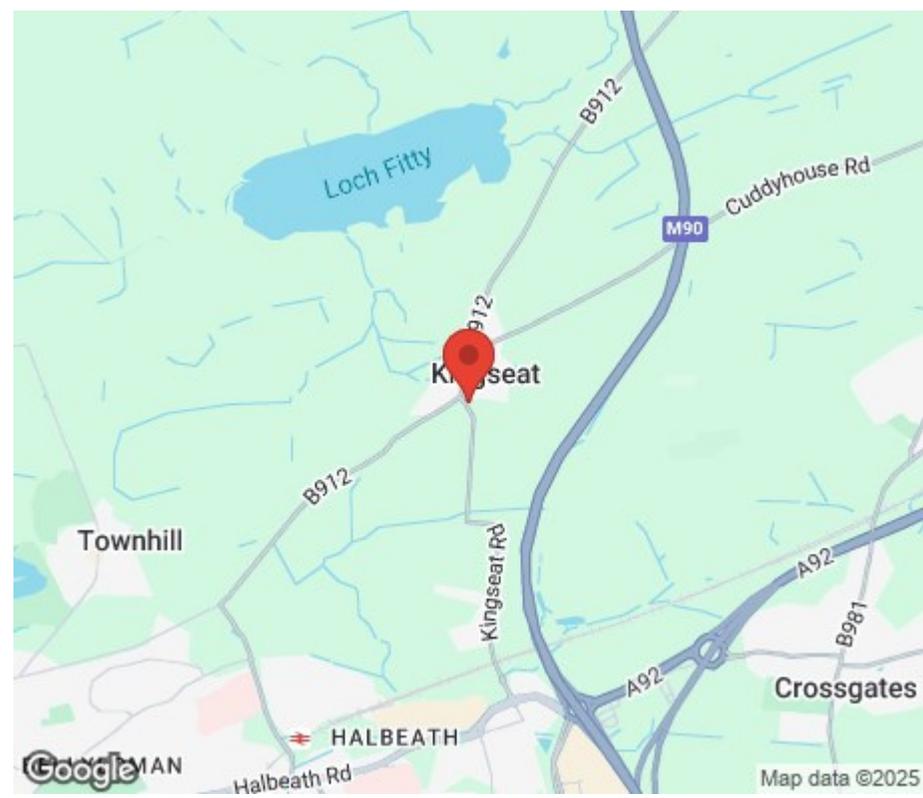
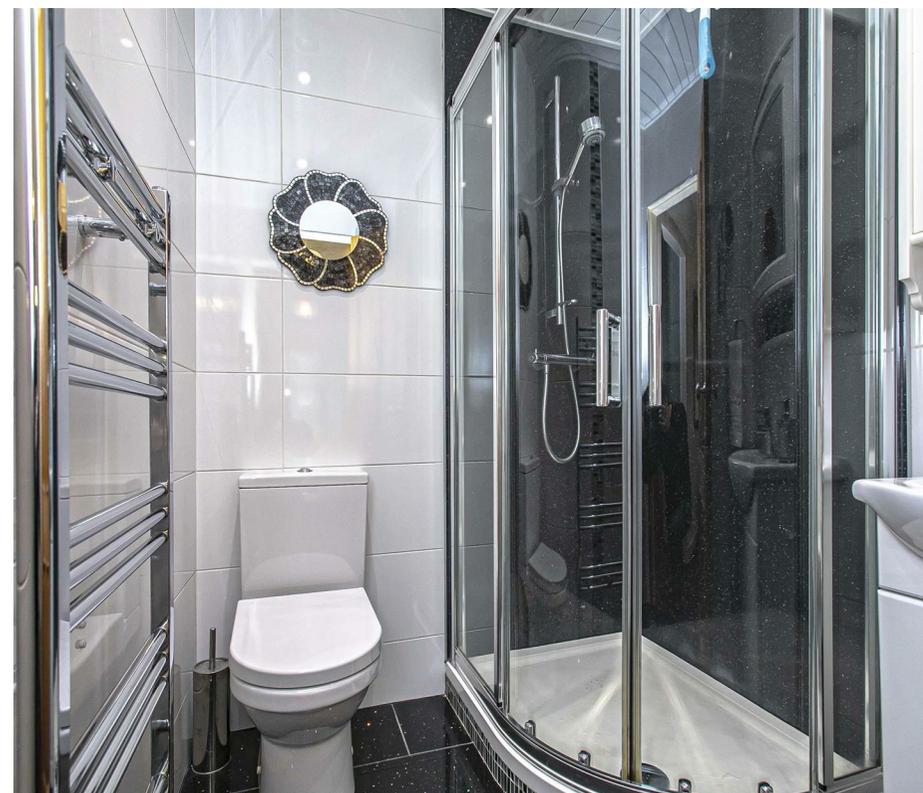






Excellent opportunity to acquire this generous detached bungalow with development potential to convert into a two storey dwelling house subject to the necessary planning consents. The property is situated within an enviable corner plot with well maintained gardens and grounds fully enclosed providing a child and pet safe environment. Patio areas make this an ideal entertaining home with mature lawn and privacy throughout as not overlooked. The accommodation is well presented and briefly comprises conservatory, reception hall, bedroom with en-suite, two further bedrooms, family room, kitchen, shower room and open plan dining room and lounge. Double driveway leads to detached garage. There is also street parking for another two vehicles. The subjects are 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 all appliances.

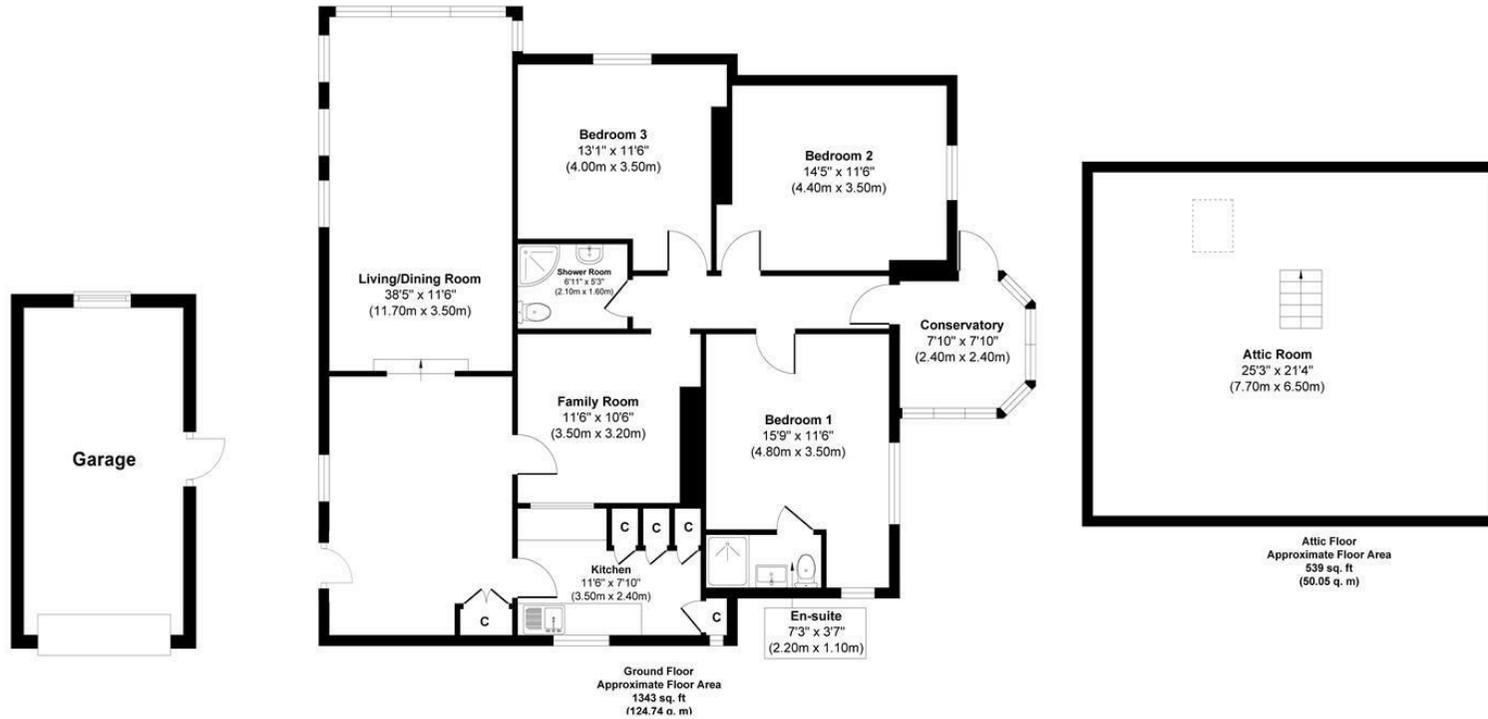
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







# Greenacres Kingseat KY12 0RW



Approx. Gross Internal Floor Area 1881 sq. ft / 174.79 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.