

Morgans

PROPERTY

97 Main Street, Kingseat, KY12 0TJ

Offers Over £150,000



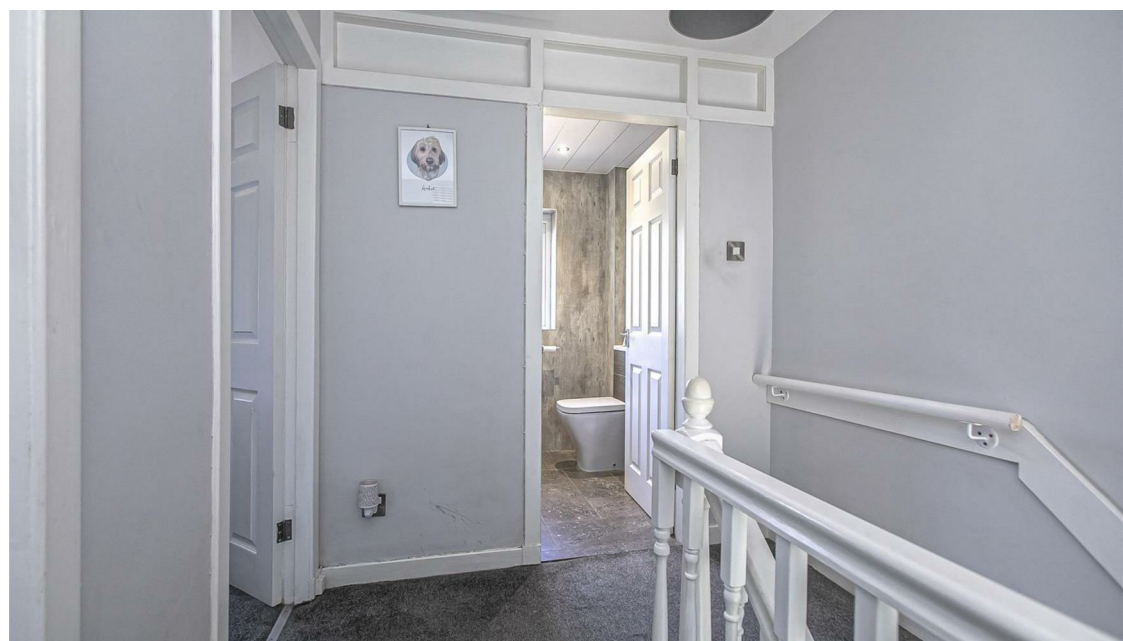




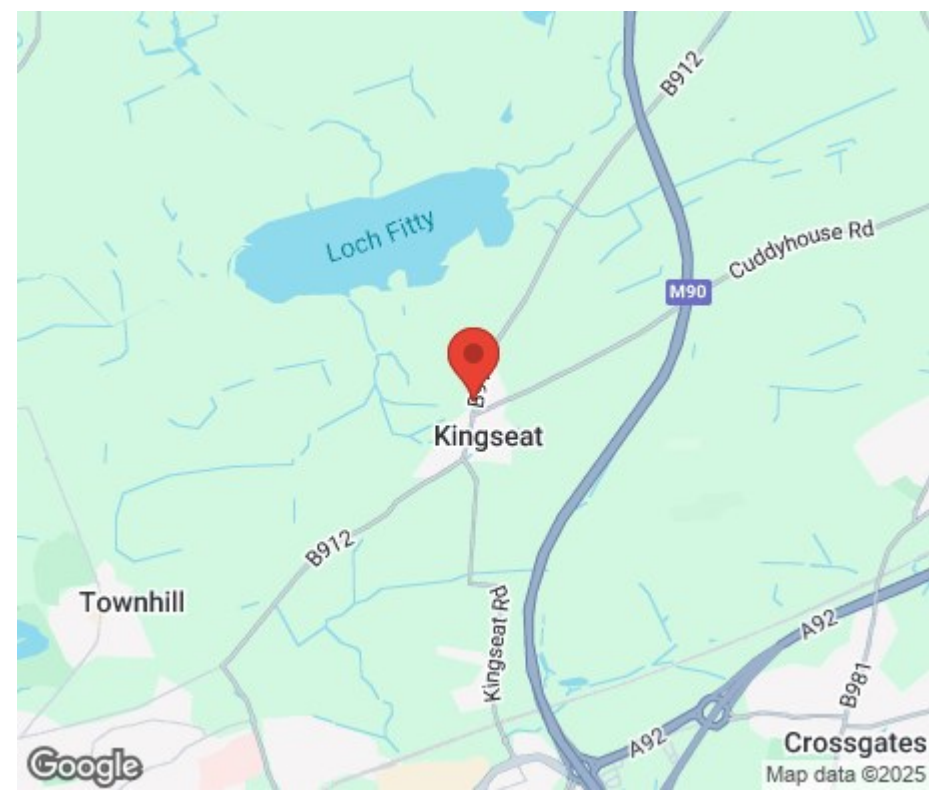
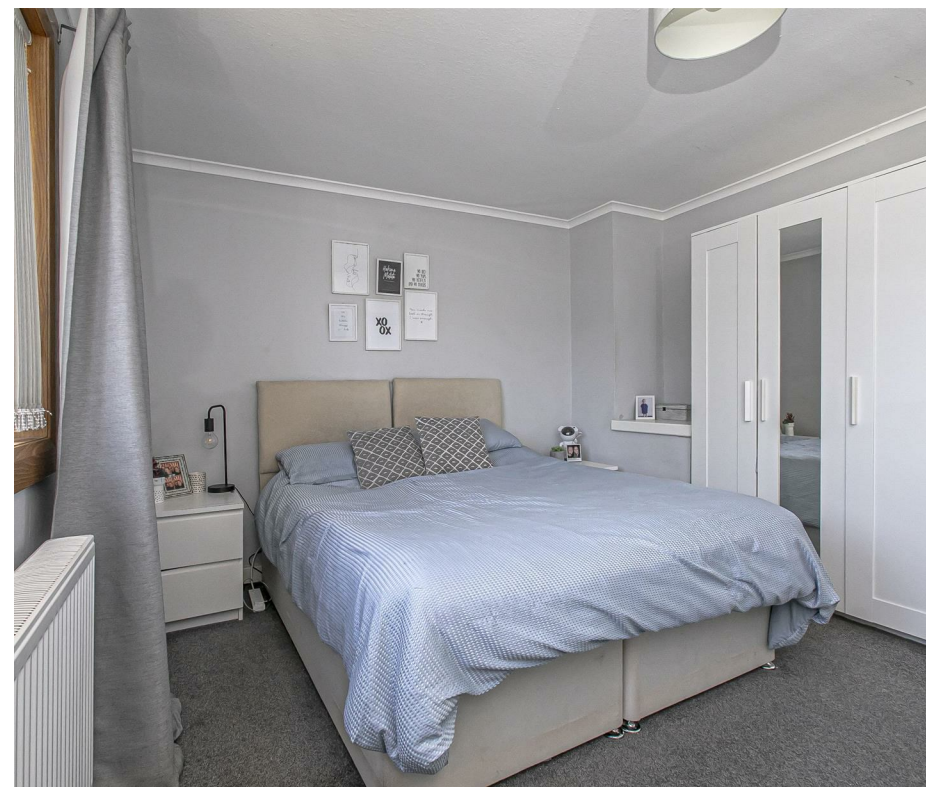




CLOSING DATE SET FOR TUESDAY 20TH MAY 2025 @ 12 NOON - Excellent starter home or would suit small family and couples, this mid terraced villa is ideally placed in the village of Kingseat and is modern and stylish throughout. A credit to the current owner the property briefly comprises entrance hallway, lounge with feature fireplace and patio doors leading to the rear garden, kitchen and sun/dining room on the ground floor. On the upper level there are two double bedrooms, large store and bathroom. This property benefits from well maintained gardens to the front and rear that is mainly laid to lawn with patio areas and countryside backdrop. Gas central heating and double glazed throughout with ample on street parking. Essential viewing.







## 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 regarding the interlinked system in this property and interested parties should make their own enquiries.







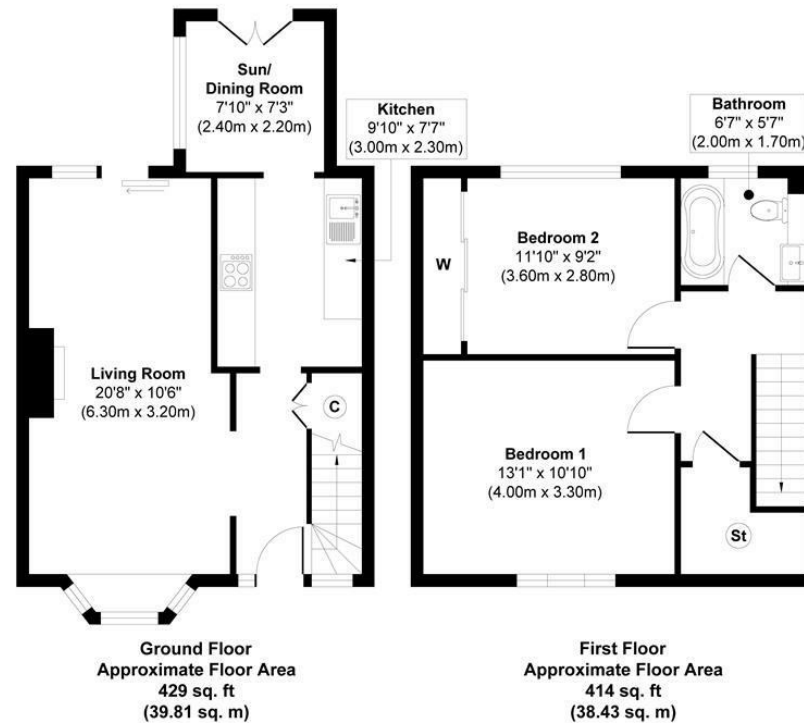








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Approx. Gross Internal Floor Area 843 sq. ft / 78.24 sq. m

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PROTECTED

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.