



Karelia, 2 Church Street
KINGSEAT | DUNFERMLINE | KY12 0TW


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Welcome to Karelia, a charming three-bedroom bungalow located in the picturesque village of Kingseat, Dunfermline, well placed for access to local amenities and transport links.

Boasting private gardens, driveway, garage, and well-planned accommodation over one level, this delightful home offers a perfect blend of modern living and classic elegance, providing comfortable and spacious accommodation for a family or a couple looking for more space.

More than ample public living space includes the living room with bay window and a floating feature electric fireplace provides a cosy focal point to the room. The social kitchen / dining room features a good mix of wall and base cabinetry with a central breakfast bar and sliding glazed patio doors give direct access to the rear garden, making it the perfect spot for that morning coffee. All three bedrooms are doubles, two of which benefit from integrated storage, and a generously sized bathroom with stylish four-piece suite is the perfect place to revitalise after a long day. A large, floored, attic space offers additional storage. Externally, to the front, a large mono blocked driveway leads to an attached single garage with electric door. The south facing rear garden comes with a well-sized patio area, making it perfect for al fresco dining and outdoor entertaining during the best of the summer weather. A shed provides extra external storage and there is direct access to a handy utility room leading through to the attached single garage, providing additional storage and functional space.

A must-see property, offering a blend of comfort, style, and practicality. Don't miss the opportunity to make this beautiful house your new home.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Charming three-bedroom bungalow located in the picturesque village of Kingseat, Dunfermline, well placed for access to local amenities and transport links
- Welcoming entrance vestibule leading into a spacious hallway
- Convenient storage cupboard located in inner hallway with direct access to private rear garden
- Bright & spacious bay windowed living room boasting a floating electric feature fireplace and elegant oak flooring, ideal for relaxing and entertaining
- Well equipped kitchen dining room with integrated appliances, there is a breakfast bar to enjoy that morning coffee and sliding glazed patio doors give direct access to the private rear garden.
- Three double bedrooms, two with integrated storage solutions
- Generously sized family bathroom with stylish four-piece suite, chrome ladder radiator
- Good-sized mono-blocked driveway, offering ample parking space for multiple vehicles
- South-facing rear garden, beautifully laid to lawn with mono blocked patio

- area, making it perfect for al fresco dining and outdoor entertaining. There is also a shed for external storage
- Direct access to a handy utility room leading through to the attached single garage, providing additional storage and functional space
- Large floored attic space.
- Gas central heating & double glazing

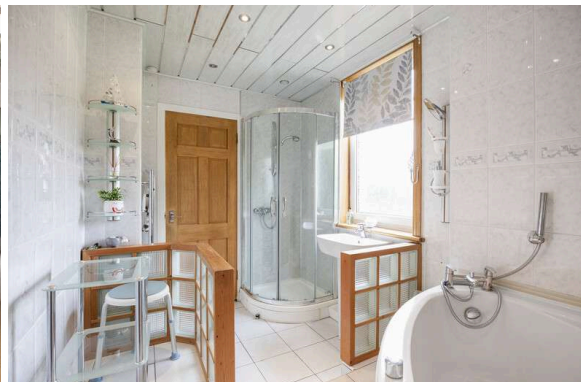
Included in the sale will be all curtains and blinds, all fitted appliances, and fitted furniture. Other items of furniture may be available by separate negotiation.

EPC Rating D

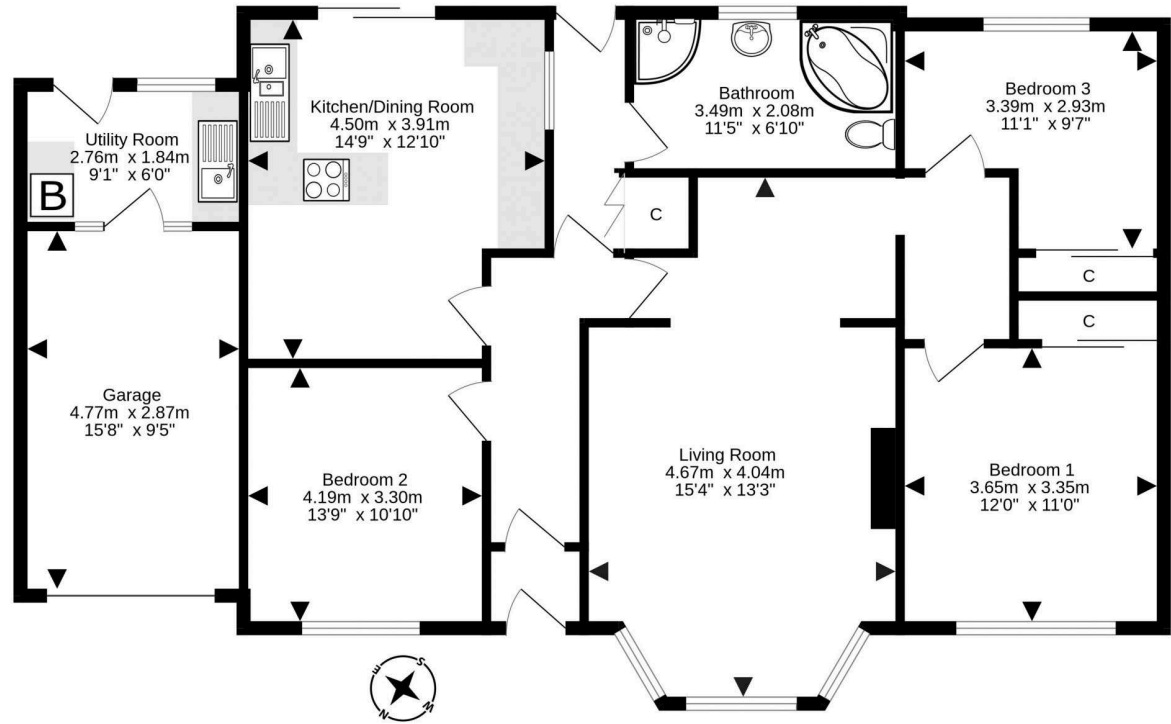
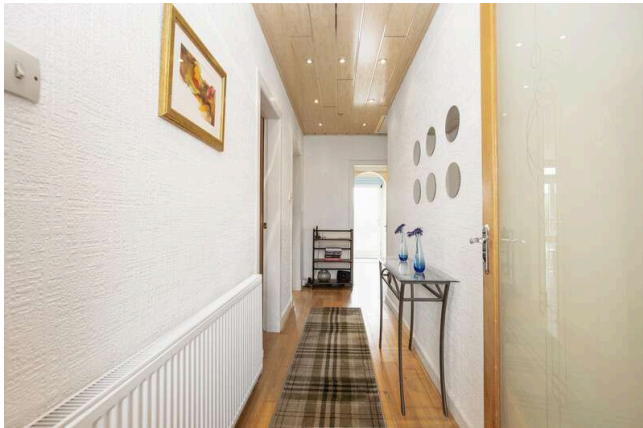
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.



The bustling, popular city of Dunfermline lies to the west of the M90, within easy reach of Edinburgh to the south and also Perth, Stirling and Glasgow. Once the ancient capital of Scotland, it has a strong sense of history, boasting links to Robert the Bruce and the famous philanthropist Andrew Carnegie. Sites of historical interest include the impressive Abbey and a ruined monastery. The city offers an excellent choice of shopping facilities to its residents, with varied shops and services located in the centre, plus a choice of retail parks and four supermarkets. Schooling is well catered for at all levels. Leisure pursuits are also well catered for with many good bars, cafes and restaurants and also a multi screen cinema and bowling alley. The green expanses and numerous wooded pathways of Pittencrieff Park allow for pleasant walks. Carnegie Leisure Centre and Bannatynes Health Club offer a choice of activities and nearby Townhill is home to the Scottish National Water Ski Centre. A short drive takes you to a selection of sandy or pebbled beaches along the Forth coastline. Regular train services running from the two stations in the city and good local bus services provide access to Edinburgh and other areas.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024