



Morgans

PROPERTY

51 Russell Avenue, Kingseat, KY12 0YX

Offers Over £359,950





Four-bedroom detached home



Ground floor W.C.



Exceptional kitchen/family/dining room



En suite to principal bedroom



Separate lounge



First floor bathroom



EPC Rating - B



Council Tax Band - F



Welcome

This substantial four-bedroom detached home offers generously proportioned accommodation over two floors, extending to approximately 1,744 sq ft. Well suited to a larger family, the property provides versatile and practical living space throughout. The ground floor is particularly impressive, centered around an exceptional kitchen/family/dining room extending to nearly 29 feet — a truly expansive open-plan space ideal for everyday family life and entertaining alike. A separate lounge, a ground floor W.C., and garage complete this level. The first floor comprises four well-proportioned bedrooms, all of a good double size, served by a family bathroom. The principal bedroom benefits from its own private en suite, providing a comfortable and practical retreat. Bedroom 2 is also a generous room, offering excellent proportions. There are enclosed gardens and patio which are not overlooked providing a child and pet safe environment with privacy together with double driveway. Situated in the village of Kingseat, KY12 0YX, the property is within easy reach of local amenities and transport links to Dunfermline and the wider Fife area.



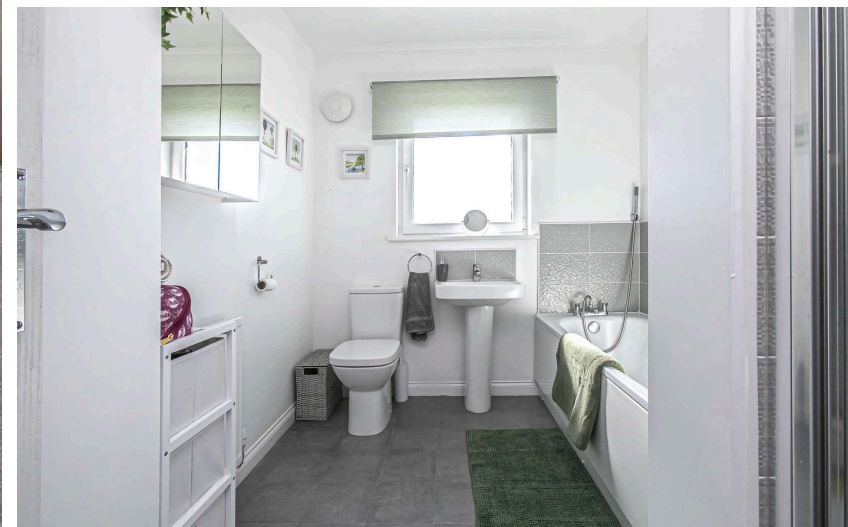


EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and Garden Shed along with EV Charger.

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.









Kingseat

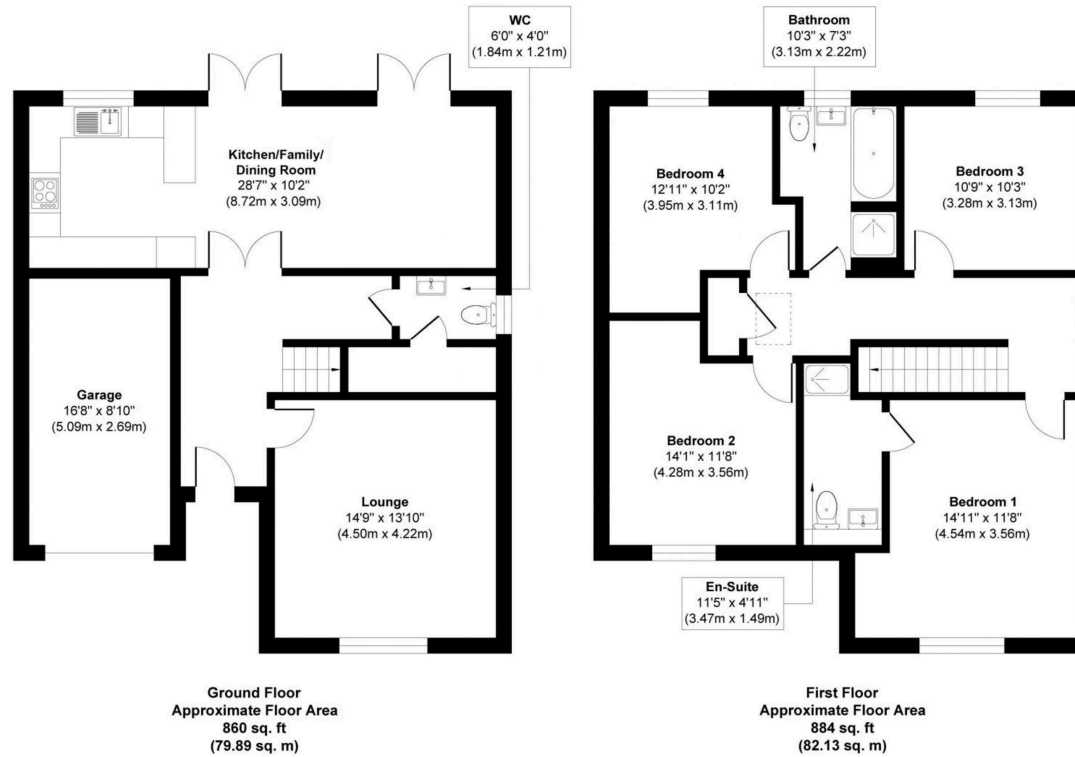
The property is located in the small popular village of Kingseat, which is well placed for access to all local amenities and the M90 motorway. A short drive takes you into Dunfermline itself which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links 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.

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.



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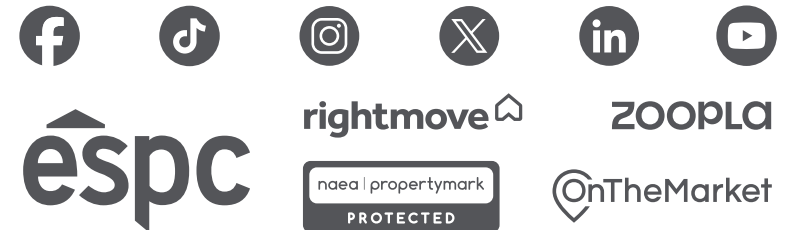


Approx. Gross Internal Floor Area 1744 sq. ft / 162.02 sq. m

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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.