

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



5 Wallace Place, Kingseat, KY12 0TL
Offers Over £119,950



Well proportioned and modernised ground floor flat offering excellent starter/retirement accommodation in move in condition. Entrance vestibule, Hall, Lounge/Dining room, Stylish breakfasting kitchen, 3 Double bedrooms, Modern bathroom with shower. Double glazing. Gas central heating. Gardens to front and rear. Off street parking. Fresh decor throughout. New carpets throughout. Bright accommodation. Internal viewing is a must! EPC - C. Council Tax - C. Freehold.

LOCATION

The property is situated in the highly sought-after village of Kingseat, offering an excellent balance of peaceful village living and convenient access to local amenities and the M90 motorway. Renowned for its attractive surroundings, Kingseat has proudly received the Silver Gilt Award for Best Kept Village for several consecutive years.

Just a short drive away, the historic city of Dunfermline provides an extensive range of shops, supermarkets, schools, cafés, bars, restaurants, and leisure facilities, including Fife Leisure Park. Dunfermline also benefits from excellent public transport links, with regular bus and rail services offering easy access to Edinburgh, the rest of Fife, and across east central Scotland, making this an ideal location for commuters and families alike.

PROPERTY - GROUND FLOOR FLAT

- Well proportioned
- 3 Bedrooms
- Modern kitchen and bathroom
- Double glazing and Gas central heating
- Fully modernised and upgraded
- Fresh decor
- Gardens to front and rear
- Driveway
- Popular location

ACCOMMODATION

Entrance Vestibule

With Storage cupboard and door leading to hall.

Hall

The hall has doors leading to the lounge, kitchen, 3 bedrooms and bathroom. Storage Cupboard.

Lounge/Dining room 4.30 m x 3.80 m / 14'1" x 12'6"

This is a well proportioned and bright lounge/dining room. Front.

Breakfasting Kitchen 3.80 m x 2.60 m / 12'6" x 8'6"

This is a stylish kitchen, which has been well fitted with modern floor and wall units in white high gloss with complementary worktops. Rear.

Bedroom 1 4.30 m x 3.30 m / 14'1" x 10'10"

A well proportioned double bedroom, which benefits from a built in wardrobe. Front.

Bedroom 2 4.30 m x 2.80 m / 14'1" x 9'2"

The second double bedroom is also of good proportions. Front.

Bedroom 3 3.10 m x 2.90 m / 10'2" x 9'6"

This is a good sized third bedroom, also of double proportions. Rear.

Bathroom 2.30 m x 1.40 m / 7'7" x 4'7"

The bathroom, which is very smart, has recently been refitted with a contemporary white suite incorporating storage units and a shower set over the bath. Modern tiling. Rear.

Gardens

There are good sized areas of garden ground to the front and rear of the property.

DRIVEWAY

There is an area for off street parking to the front of the property.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given.

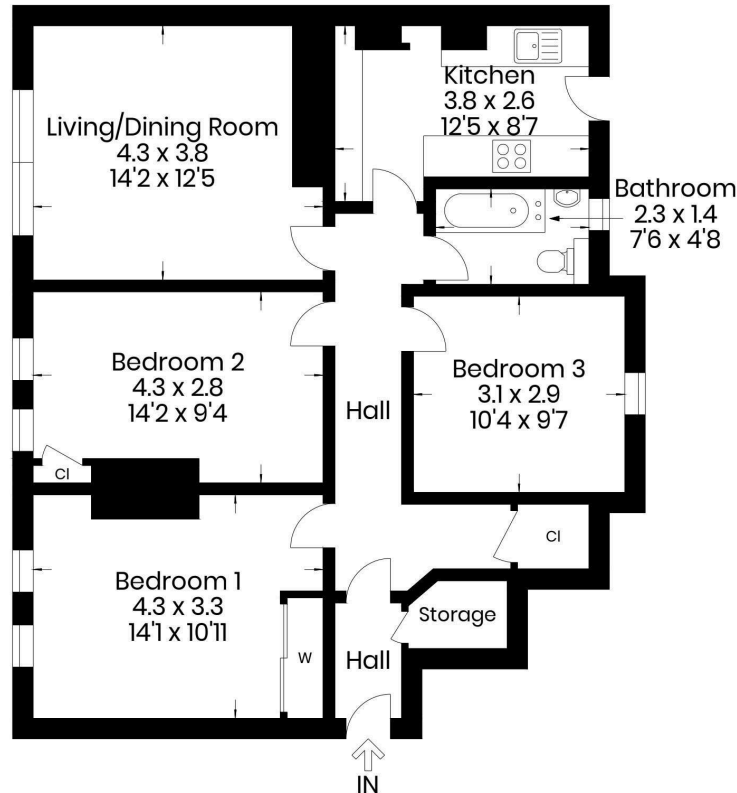












vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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