



Malcolm Jack
& Matheson

7 Nagle Road, Kingseat
KY12 0UN



**OFFERS OVER
£290,000**

RARELY AVAILABLE THREE-BEDROOM DETACHED BUNGALOW IN A SOUGHT-AFTER MODERN ESTATE, GARDEN, DRIVEWAY & SINGLE GARAGE

**HALL
LOUNGE
BREAKFASTING KITCHEN
UTILITY ROOM
THREE BEDROOMS. MASTER WITH ENSUITE SHOWER ROOM
BATHROOM
FRONT AND REAR GARDENS
DRIVEWAY & SINGLE GARAGE
GCH & DG
EPC C**



SITUATION

Kingseat is well placed for local amenities and offers excellent commuter links via the M90. Dunfermline is a short drive away, providing a wide range of shops, schools, restaurants, bars, and rail and bus connections to Edinburgh, Fife, and central Scotland. The town is rich in history, including attractions such as Dunfermline Abbey and Carnegie's Birthplace Museum.

Ideally located around four miles from the Forth Road Bridge, Kingseat is popular with commuters, offering easy access to Edinburgh, Perth, Dundee, Stirling, and Glasgow via the motorway network, along with regular rail and bus services to Edinburgh and beyond.

PROPERTY

7 Nagle Road is a spacious three-bedroom detached bungalow, quietly positioned within a modern development in the heart of Kingseat. The property is well maintained throughout and offers bright, airy accommodation, including a generous lounge, a fully fitted kitchen, utility room, three bedrooms, and a master with ensuite shower room, along with a family bathroom. Further benefits include excellent storage, gas central heating, and double glazing throughout.

Externally, the home enjoys well-maintained front and rear gardens, with the rear garden being south-facing and fully enclosed, offering a private outdoor space. A driveway provides off-street parking and leads to a single garage.

ACCOMMODATION

HALL

Built in cloak cupboard with sliding doors housing fuse box and electric meter. Additional built in storage cupboard. Hatch to the roof space. Radiator. Carpet.

LOUNGE 6.00M X 3.50M (19'8 X 11'6)

Bright spacious lounge with French doors out to the rear garden. Window to the rear. Moveable fireplace with an electric fire. Two radiators. Carpet.



KITCHEN 4.70M X 3.40M (15'5 X 11'2)

Fully fitted kitchen with space for breakfasting table. Built in storage cupboard. Integrated sink and drainer, gas hob, oven and cooker hood. Freestanding fridge. Radiator. Window to the rear. Laminate flooring.

UTILITY ROOM

Fitted wall and base units. Free standing washing machine, dishwasher, and fridge. Radiator. Wall mounted boiler. Door through to the garage. Door taking you out to the rear garden. Vinyl wood effect flooring.

BEDROOM 4.00M X 2.90M (13'1 X 9'6)

Double bedroom with built in double wardrobe with sliding mirrored doors. Window to the front. Radiator. Carpet.

ENSUITE SHOWER ROOM

White three-piece suite comprising walk in shower with an electric shower, wash hand basin and WC. Extractor fan.

BEDROOM 3.10M X 3.00M (10'2 X 9'10)

Double bedroom with window to the front. Built in double wardrobe with sliding mirrored doors. Electric heated towel rail. Radiator. Carpet.

BEDROOM 3.00M X 2.00M (9'10 X 6'7)

Single bedroom with window to the side. Built in cupboard. Radiator. Carpet.

BATHROOM

White three-piece suite with electric shower over the bath. Fitted vanity unit with integrated wash hand basin and WC. Opaque window to side. Radiator. Carpet.

GARDENS & GROUNDS

The property boasts private gardens to the front and rear. The front garden features lawn and provides access to a driveway leading to the single garage. The rear garden is enclosed, South facing, laid with lawn, well stocked borders, slabs and comes with a green house and a garden shed.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free-standing washing machine, the dishwasher, the two fridges and the freezer in the garage are also included in the sale.

VIEWINGS

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or email property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As the property is vacant, we have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are provided.

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



Approximate Gross Internal Area = 114.6 sq m / 1237 sq ft
(Including Garage)



Illustration for identification purposes only,
measurements are approximate, not to scale. (D1314273) pajmalcommedia.com

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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