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**1 PLAYER DRIVE** *KINGSEAT, KY12 0UR*



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# 1 Player Drive



Nestled in the charming village of Kingseat, this stunning Detached Bungalow presents a rare opportunity for those seeking a blend of modern living and comfort. This meticulously modernised property boasts three good-sized bedrooms, inviting lounge/dining room, conservatory, superb fitted kitchen/breakfast room, utility, en-suite shower room and modern wet room, making it an ideal home for young and elderly alike.

As you approach the bungalow, you are greeted by an attractive front garden, which features a well-maintained area of laid-to-lawn and a mono-blocked driveway that accommodates parking for up to two vehicles. The large integral garage, equipped with power and light, provides ample storage or could serve as a versatile workspace.

Step into the rear garden, and you will discover a secure and easily maintained private haven, perfect for relaxation or entertaining guests. The property is further enhanced by gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

With its exceptional standard of modernisation and spacious layout, this property is a true gem in the market.

**Offers Over £315,000**





## DESCRIPTION

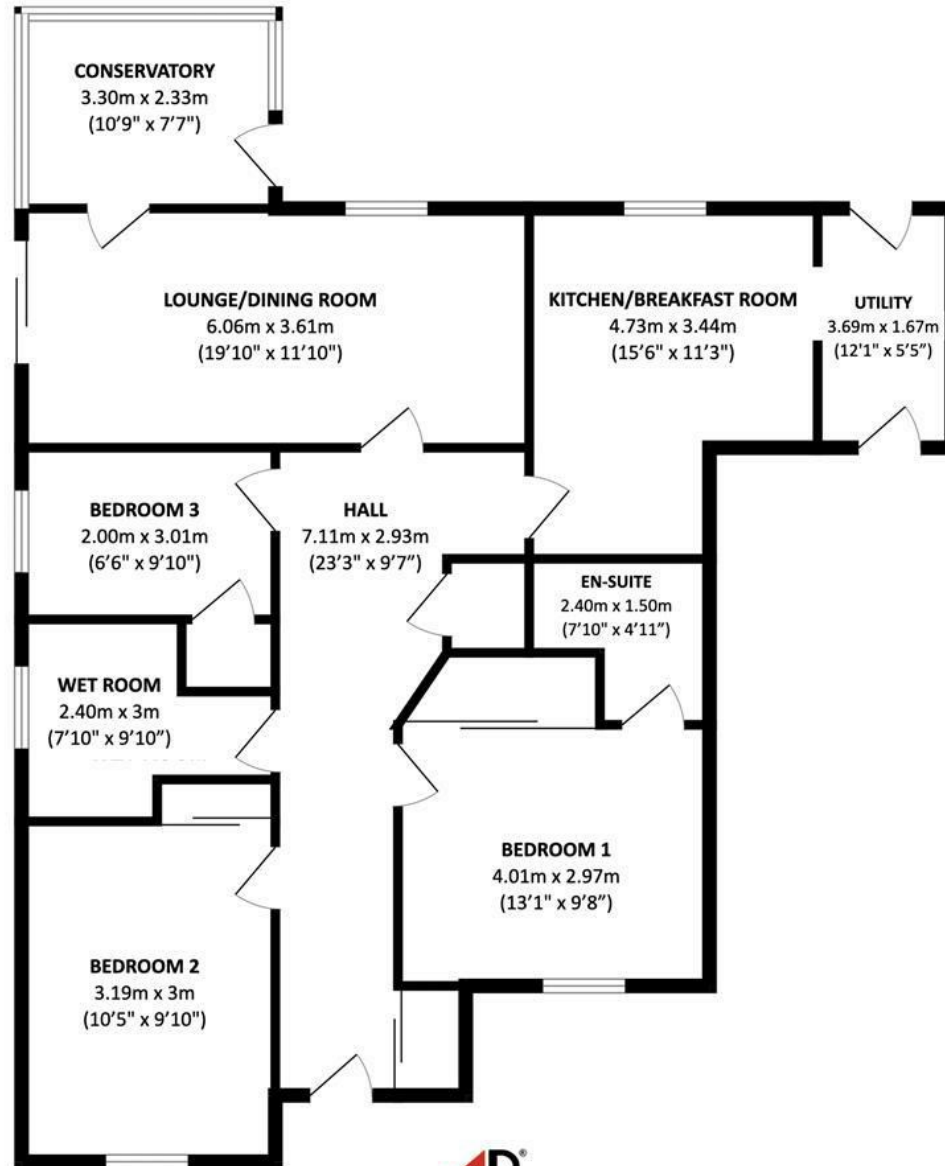
AMAZING RESULTS!™ Estate Agents are delighted to present this outstanding Detached bungalow, inviting you to experience the perfect blend of contemporary living in a picturesque village setting.

Peacefully situated on the outskirts of the popular village of Kingseat, by the City of Dunfermline, this exceptional home provides spacious, ready-to-move-into all-on-the-level accommodation enjoying its own attractive, mature private gardens that cannot fail to impress, with a flexible layout that will undoubtedly appeal to a wide variety of potential purchasers.

The accommodation comprises a large welcoming reception hall located with in the heart of the property leading to a generous lounge/dining room with patio doors to garden and double glazed conservatory. The beautifully refitted modern kitchen/breakfast room boasts built-in appliances and feature arch leading to a good-sized utility room with integral access to large single garage and door to rear gardens. There's a spacious master bedroom with built-in wardrobes and en-suite shower, 2 additional bedrooms with built-in wardrobes and modern wet room.

Don't miss the chance to make this remarkable property your new home. Early viewing is recommended to fully appreciate the location, accommodation and garden grounds offered.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## LOCATION

No.1 Player Drive is located within a small residential development on an enviable corner plot in the small popular village of Kingseat, located approximately just 1.5 miles northeast of the City of Dunfermline. This immaculate family home benefits from excellent transport links, including Halbeath Park and Ride, the M90 motorway, and Queen Margaret and Inverkeithing Railway Stations making this attractive village popular with the commuter. The village itself features a public park, meadow and nature walk, bowling club, cattery, community garden and leisure centre.

The new owner will appreciate the proximity to nearby Dunfermline, Scotland's historic capital, a bustling city with a good road and rail network making it one of the most accessible in central Scotland. Dunfermline has a broad range of amenities including bars, restaurants and public transport of bus and rail links with professional services, a good retail offering, Queen Margaret Hospital, leisure facilities and educational establishments associated with a modern City.

## KEY FEATURES

- Substantial Detached Bungalow
- Sought-After Village Location
- Beautiful Private South/West-Facing Gardens
- Spacious Lounge/Dining Room
- \* Double Glazed Conservatory
- Superb Fitted Kitchen/Breakfast Room (Built-In Appliances)
- \* Utility Room
- 3 Excellent Bedrooms (Built-In Wardrobes)
- En-Suite Shower Room
- Modern Wet Room
- Gas Heating & Double Glazing
- Large Integral Garage & Monobloc Driveway
- Cannot Fail To Impress!

## EXTRAS

All fitted floor coverings, blinds, integrated kitchen appliances and garden shed are included in the purchase price.

## GARAGE & GARDEN GROUNDS

Located on the outskirts of the popular Kingseat, this bungalow offers beautiful private garden grounds, creating a tranquil setting. Within the mature, private fenced rear garden is a generous lawned area as well as patio,

seating areas and timber garden shed. There's a 2-car mono bloc driveway to the front of the property leading to a large integral single garage with electric roller door measuring approx. 5.57m x 3.02m (18'3" x 9'10").

## INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today. 01383 699 000.

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## WHAT'S YOUR HOME WORTH?

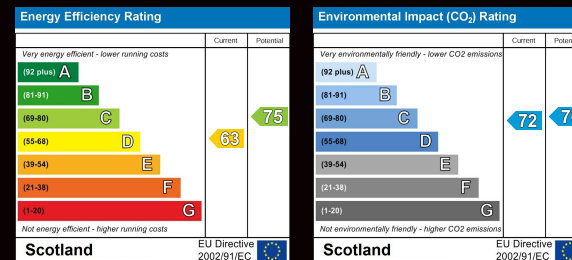
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