

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**The Cottage, Kingseat Rd, Dunfermline, KY11 8PG**  
**Offers Over £255,000**



Attractive Semi detached cottage with attic conversion offering excellent family accommodation and enjoying a very convenient location close to local amenities and easy access to Motorway network. Entrance Conservatory, Lounge, Kitchen, Master Bedroom (En-suite shower room), 3 Further bedrooms, Family bathroom. Double glazing. Gas central heating. Large attic space offering further conversion potential. Attractive, fully enclosed gardens. Driveway. Well proportioned. Excellent storage accommodation. EPC - C. Council tax - D.

## LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. 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 Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges 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. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## PROPERTY - SEMI DETACHED COTTAGE

- Well proportioned accommodation
- Flexible accommodation
- Master Bedroom with en-suite
- 3 Further Bedrooms
- Neatly presented gardens
- Driveway
- Convenient location close to retail park
- Close to Fife Retail Park
- Close to Motorway network
- Ideal family home

## ACCOMMODATION

### Entrance Conservatory 5.32 m x 2.60 m / 17'5" x 8'6"

This is a great addition to any family home.

### Mid Hall 1.55 m x 1.41 m / 5'1" x 4'8"

With door to lounge and bedroom 4.

### Bedroom 3 3.30 m x 3.22 m / 10'10" x 10'7"

This bedroom could potentially be used to extend the kitchen if required. Front.

### Lounge 5.20 m x 4.03 m / 17'1" x 13'3"

This is a good sized lounge. Door to kitchen and rear hall. Front.

### Kitchen 3.20 m x 1.40 m / 10'6" x 4'7"

Fitted with modern floor and wall units. Rear.

### Rear Hall 4.80 m x 1.73 m / 15'9" x 5'8"

With doors to 2 bedrooms and family bathroom.

### Master Bedroom 5.43 m x 3.82 m / 17'10" x 12'6"

This is a well proportioned master bedroom. Door to en-suite shower room. Front.

### En-suite Shower room 2.25 m x 2.10 m / 7'5" x 6'11"

Fitted with modern white suite. Mid.

### Bedroom 2 3.82 m x 3.50 m / 12'6" x 11'6"

The second bedroom is also of proportions. Front.

### Bathroom 2.10 m x 1.70 m / 6'11" x 5'7"

Fitted with a modern white suite. Rear.

### Landing 2.71 m x 2.50 m / 8'11" x 8'2"

Door to bedroom 4 and access to large attic area.

### Bedroom 4 5.32 m x 4.61 m / 17'5" x 15'1"

This is a superbly proportioned bedroom. Velux rooflights. Front.

## Attic

There is a large attic area, which offers potential for further conversion.

## Gardens

This property enjoys a well proportioned area of garden ground, which is fully enclosed offer a child and pet safe environment.

## DRIVEWAY

There is a Monoblock driveway

## HEATING/GLAZING

Gas central heating and double glazing.

## EXTRAS

All the fitted carpets and blinds are included in the sale price.













## 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

## Home Report

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

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PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://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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