



28 Kingseat Road
Dunfermline, KY12 0DD

Offers over £300,000

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A well proportioned detached chalet bungalow with most impressive full height attic conversion and spacious accommodation throughout.

There is an excellent internal layout which includes an entrance vestibule, reception hallway, large lounge, bedroom with large study off, further downstairs bedroom with third bedroom off (there is a door from the hallway to this room and the partition wall could easily be reinstated), kitchen, separate dining room, modern four piece bathroom and shower room. Newly carpeted staircase leads to recently converted full height attic, which comprises master bedroom, en-suite and large dressing room with study off.

Gas central heating is installed with double glazed windows, solar panels, good storage, flexible layout and most impressive distant views to all three Forth bridges and beyond.





Room sizes and accommodation

Entrance vestibule

Hallway

Lounge

6.59m x 4.76m (21'7 x 15'7)

Downstairs bedroom (incl study)

7.46m x 3.93m (24'6 x 12'11)

Bedroom 2

3.99m x 2.59m (13'1 x 8'6)

Bedroom

3 4.10m x 2.52m (13'6 x 8'3)

Four piece bathroom

2.74m x 2.03m (9'0 x 6'8)

Dining room

3.77m x 3.31m (12'5 x 10'10)

Kitchen

7.20m x 1.70m (23'8 x 5'7)

Shower room

Upstairs

Master bedroom

7.61m x 4.83m (25'0 x 15'10)

En-suite

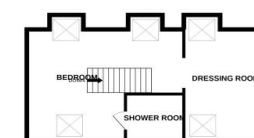
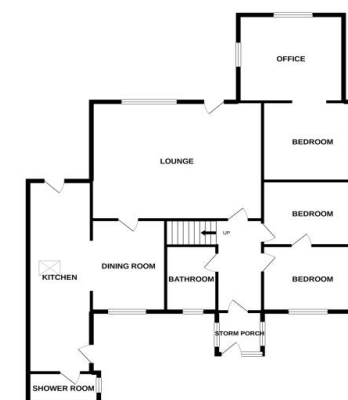
2.33m x 1.10m (7'7 x 3'8)

Dressing room (incl study)

5.40m x 2.69 (16'8 x 8'9)

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, roads and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, reliability and completeness of the information is not guaranteed as to their quantity or accuracy may be given. Made with Revit 2020

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The property benefits from extensive mature garden grounds to front and rear, which include a host of flower beds, large cellar, trees, lawn, patio area, maximum privacy, new roughcasting and a south facing aspect/views to rear. A garage and driveway to front provide ample off street parking.

Kingseat Road is located on the outskirts of Townhill Village, only one mile north of Dunfermline City Centre. There are local shops, Country Park, central loch, primary school, horse riding facilities and a regular bus service to Dunfermline close by. For the commuter there is easy access to the M90 Motorway for travel both north and south and Queen Margaret Rail Halt is only a five minute drive.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



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We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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