



**Stevenson Marshall**  
Property & Law

16 Keirsbeath Court  
Kingseat, KY12 0UE

Offers in the region of £170,000

## *16 Keirsbeath Court, Kingseat*

A bright and spacious semi detached villa in quiet cul de sac setting with south facing garden to rear.

There is a flexible internal layout which includes a reception hallway, lounge, L-shaped breakfasting kitchen, dining room, sun room, shower room, upper landing, 3 bedrooms and shower room.

Gas central heating is installed with double glazed windows, good storage, fresh décor and quality carpets throughout.





Room sizes and accommodation comprises:-

Entrance hallway

Lounge: 4.82m x 4.75m (15'10 x 15'7)

Kitchen:- 5.78m x 5.22m (18'11 x 17'2)

Dining room:- 3.86m x 3.10m (12'8 x 10'2)

Sun room:- 4.50m x 3.03m (14'9 x 10'1)

Shower room:- 2.10m x 1.40m (6'11 x 4'7)

Upper landing

Bedroom 1:- 4.40m x 3.18m (14'6 x 10'5)

Bedroom 2:- 3.96m x 3.49m (13'0 x 11'5)

Bedroom 3:- 2.80m x 2.78m (9'2 x 9'2)

Shower room:- 2.24m x 1.90m (7'4 x 6'4)

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The impressive garden ground boasts a variety of shrubs, trees and flower beds. The south facing rear gardens are mainly paved for ease of maintenance, with drying facilities provided, raised decked area and timber garden shed included in the sale price. A driveway and detached garage provide ample off street parking for several vehicles.

Keirsbeath Court is a small cul de sac setting forming part of this popular village located only four miles north of Dunfermline City Centre. Local shops, regular bus service and excellent access to the M90 Motorway can be reached easily. Queen Margaret Rail Halt (with regular services to Edinburgh) is approximately one mile away.

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

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



## Do you have a property to sell?

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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