



6 Colin Smith Place, Kingseat, KY12 0YU  
Offers Over £290,000









We are delighted to be marketing this executive detached family home, quietly positioned within the ever popular village of Kingseat. Built by Taylor Wimpey situated on a well appointed plot making this a fabulous property suiting families and couples alike with easy access to the motorway network and retail parks. The subjects are offered in nice condition and briefly comprise reception hall, downstairs w.c, lounge with french doors to gardens, fitted kitchen and separate dining room. On the upper level there are four bedrooms (master en-suite) and family bathroom. There are fully enclosed gardens with patio area providing a child and pet safe environment. Double monobloc driveway leads to single garage with ample visitors parking. The property is double glazed with gas central heating.







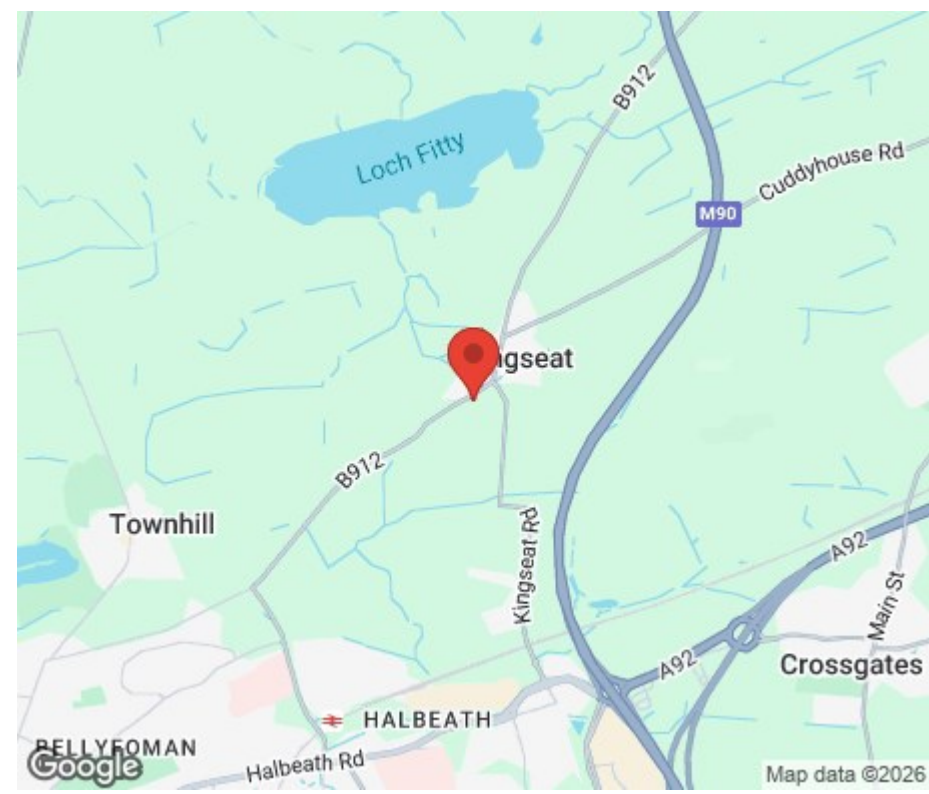
## LOCATION

The ancient capital of Dunfermline won its bid to have official status city 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.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.













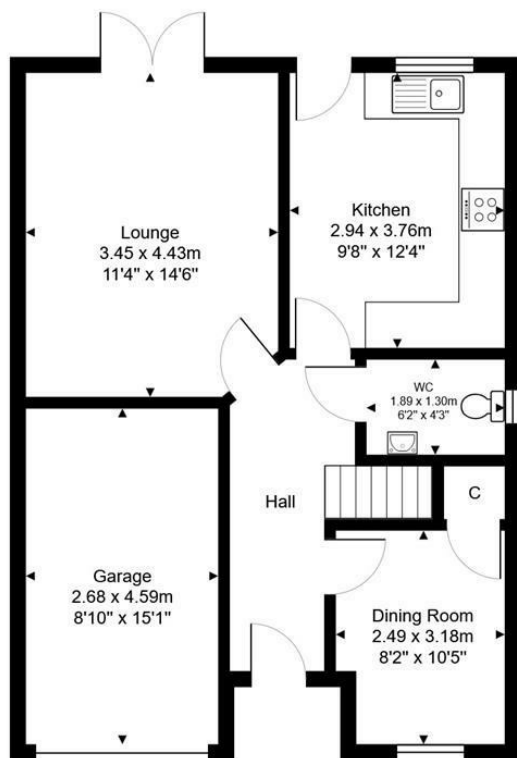
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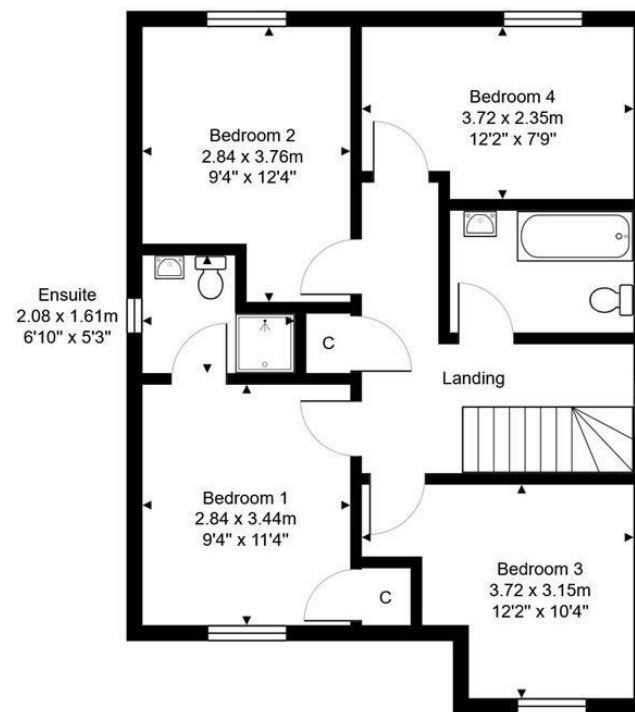
Total Area: 115.4 m<sup>2</sup> ... 1243 ft<sup>2</sup>

**Morgans**  
SOLICITORS

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

**Morgans**

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

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PROTECTED

AGENTS NOTE 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. No movable items will be included in the sale.