

Morgans
PROPERTY

12 Russell Avenue, Dunfermline, KY12 0YX
Offers Over £260,000

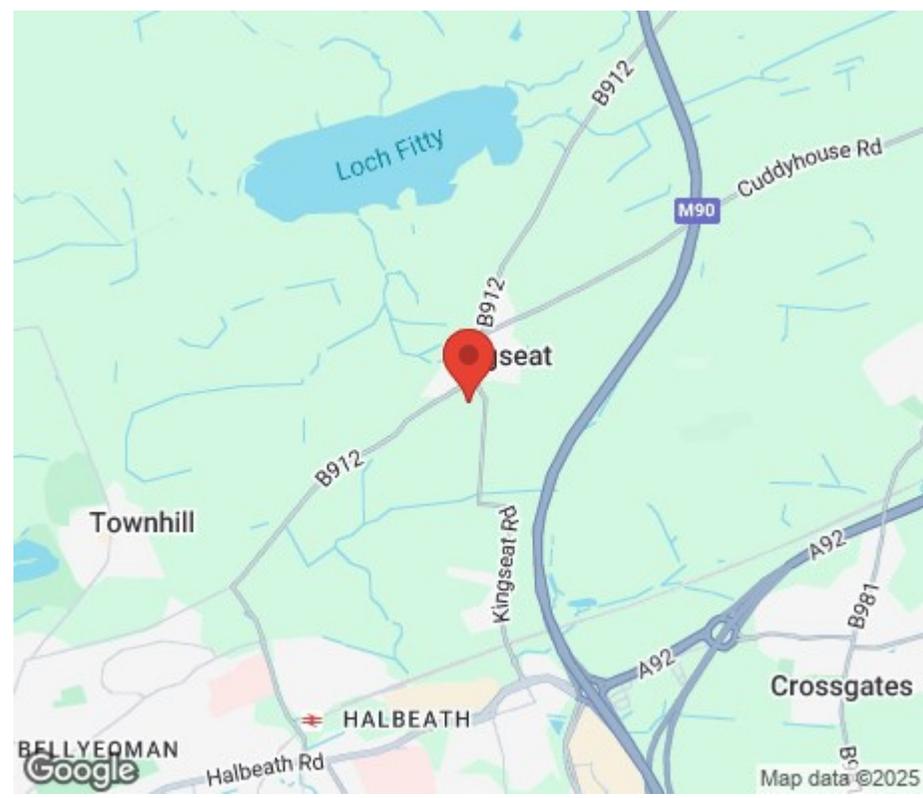






We are delighted to be marketing this executive detached family home, quietly positioned within the ever popular village of Kingseat. Built by Taylor Wimpey situated on an enviable elevated position with great countryside views makes this a fabulous property suiting families and couples alike. The subjects briefly comprise reception hall, downstairs w.c, lounge with french doors to gardens, breakfasting kitchen and office/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. Monobloc double driveway leads to single garage. The property is double glazed with gas central heating.





LOCATION

The property is located in the small popular village of Kingseat, which is well placed for access to all local amenities and the M90 motorway. A short drive takes you into Dunfermline itself which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links making the area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland. 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 Palace reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era. Kingseat is located approximately four miles from the Forth Road Bridge 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. The local railway stations provide a regular service to Edinburgh with inter city 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 and garden shed.

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.



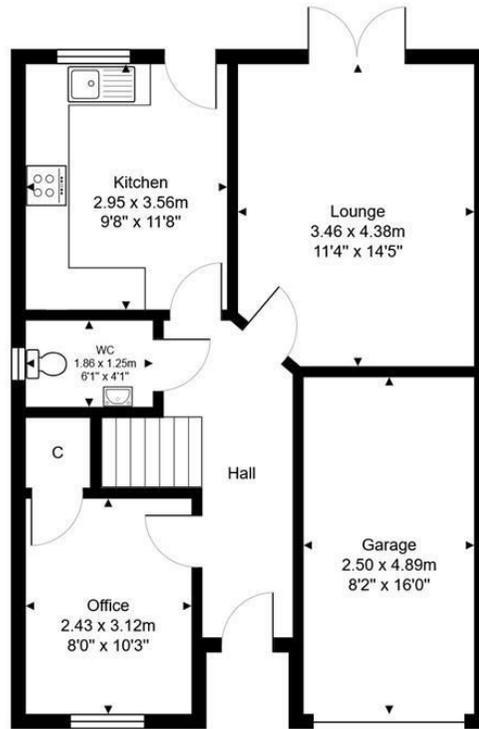




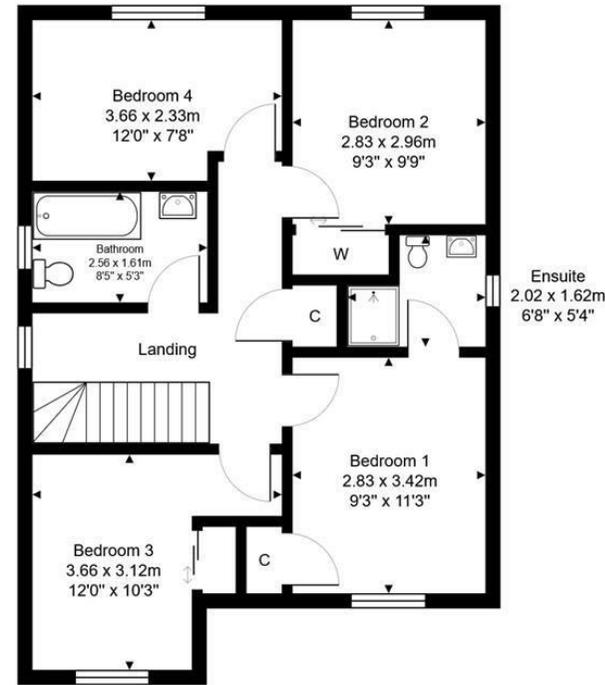
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Total Area: 118.0 m² ... 1270 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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