



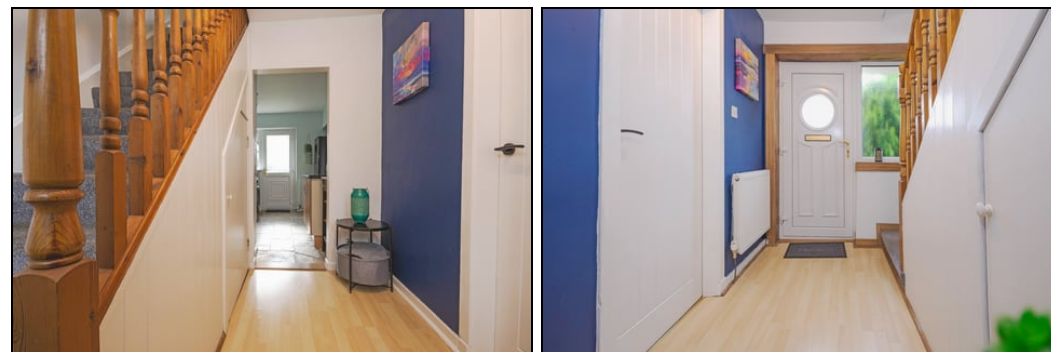
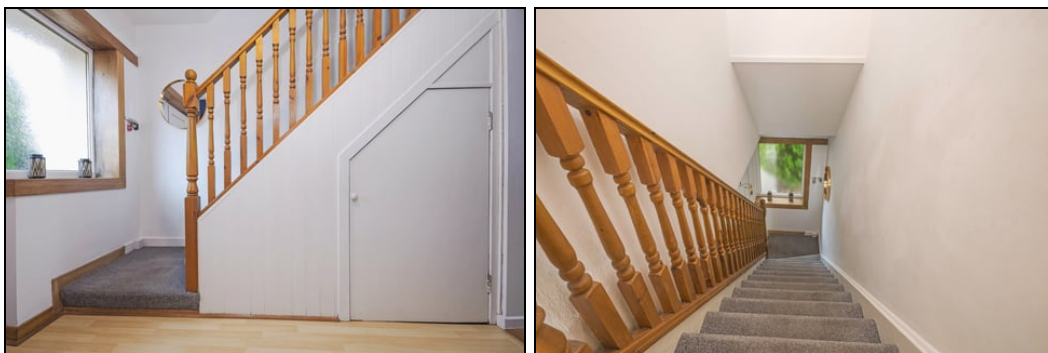
**Offers Over £129,500**  
**16 Henderson Street, Kingseat, Dunfermline, Fife, KY12 0TP**

# 16 Henderson Street, Kingseat, Dunfermline, Fife, KY12 0TP

Delmor are delighted to present to the market this mid terraced villa. 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. 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 property briefly comprises of - Entrance hallway with stairs leading to the first floor and under stair storage cupboard. Lounge has a stud partition wall up to provide the third bedroom which can be easily taken down if not required. Modern kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Top hallway leading to two double bedrooms, one of which has fitted wardrobes. Bathroom comprising of bath with overhead shower and screen, WC and wash hand basin. The front garden is slabbed. The rear gardens are mostly laid to lawn. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended.

## Ground Floor

### Entrance Hallway



### Lounge

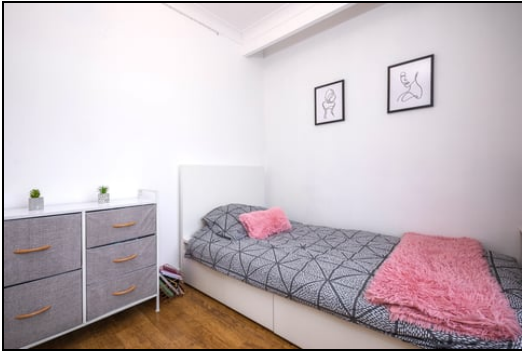


3.3m x 3.6m (10' 10" x 11' 10")

### Bedroom



3.4m x 2.5m (11' 2" x 8' 2")



**Kitchen**



3.1m x 2.4m (10' 2" x 7' 10")

**First Floor**

**Top Hallway**

**Bedroom**



4.6m x 3.3m (15' 1" x 10' 10")

**Bedroom**



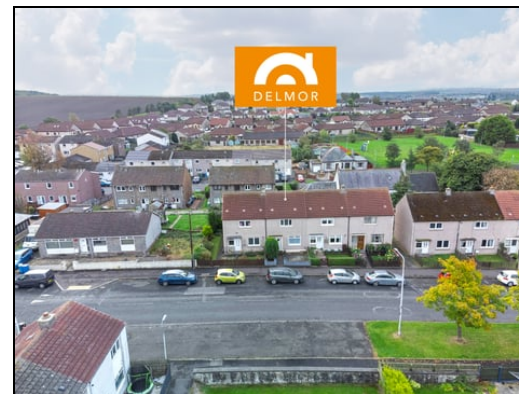
3.0m x 3.7m (9' 10" x 12' 2")

## Bathroom



1.8m x 2.1m (5' 11" x 6' 11")

## Gardens



## Extras

All floor coverings. Electric hob, oven and extractor. Fridge/freezer.

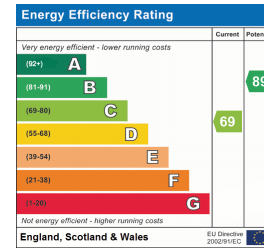
## SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject



## FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



to a small margin of error.

## MEASUREMENTS

All measurements are approximate.

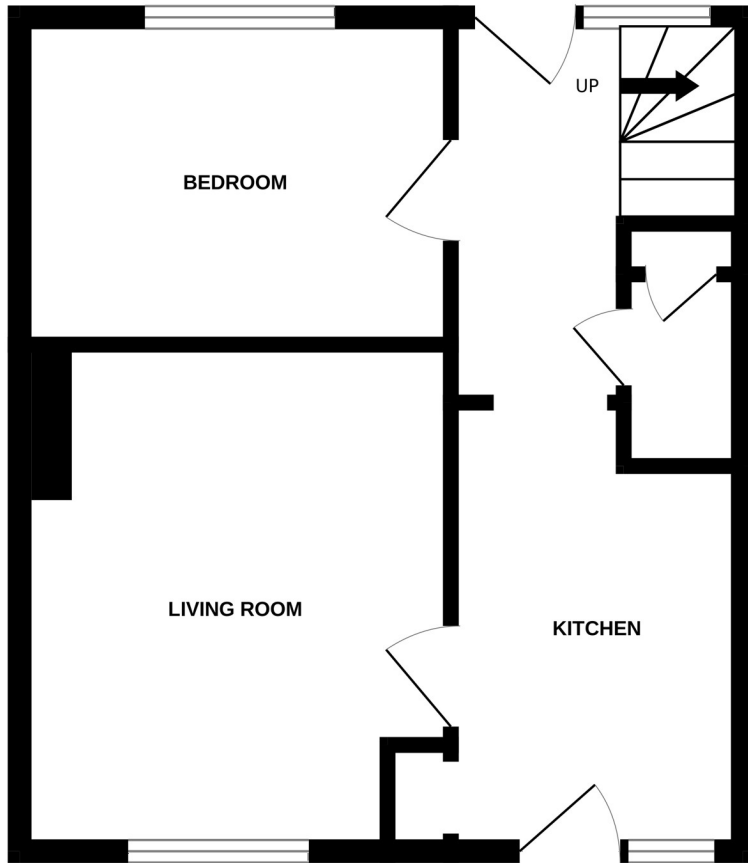
## APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

GROUND FLOOR



1ST FLOOR

