



**Offers in Region of £200,000**  
**3 Main Street, Kingseat, Dunfermline, Fife, KY12 0TH**



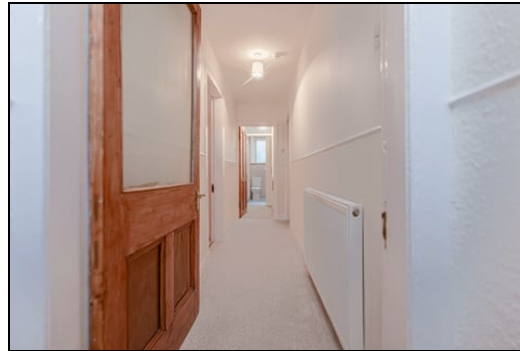
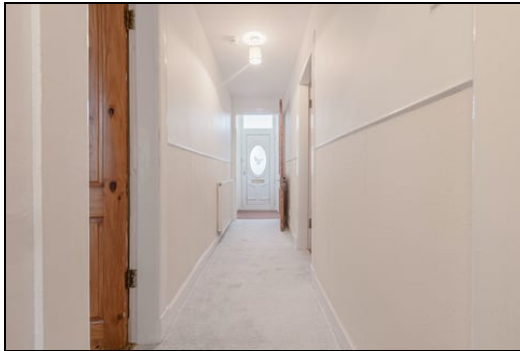
# 3 Main Street, Kingseat, Dunfermline, Fife, KY12 0TH

Delmor are delighted to present to the market this rarely available semi detached villa set in a popular location. Kingseat is located just outside the large Fife City of Dunfermline and is well placed for access to local amenities and transport links, with many countryside walks also close by. Dunfermline has a wide range of education facilities from nursery level all the way through to higher education. Dunfermline also provides access to numerous leisure facilities. The property briefly comprises of - Entrance vestibule. Hallway. Double bedroom. Kitchen is fitted with an array of floor and wall mounted units. Electric cooker. Fridge/freezer. Washing machine. Spacious lounge with French doors to the dining room. Spacious dining room with stairs leading to the first floor. Wet room comprising of shower, wash hand basin and WC. Separate dressing area. First floor has two double bedrooms with storage. Shower room comprising of corner shower cubicle. Wash hand basin and WC. Gardens are a good size and low maintenance with driveway to the side leading to the garage. The property also benefits from oil fired central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

## Ground Floor

### Entrance Vestibule

### Entrance Hallway

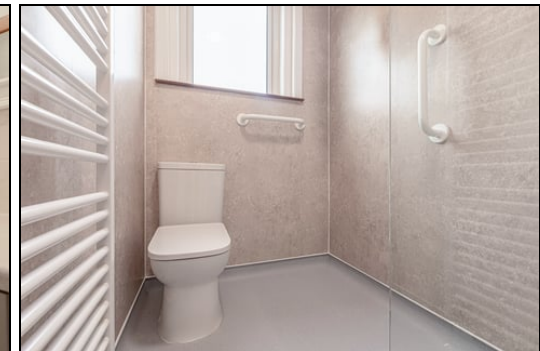


### Bedroom

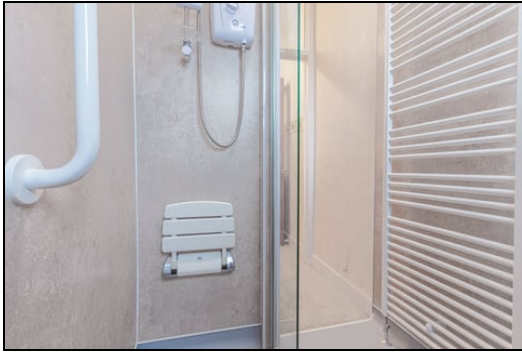


3.8m x 3.0m (12' 6" x 9' 10")

### Wet Room



1.7m x 1.3m (5' 7" x 4' 3")



Lounge

Dining Room



4.6m x 3.9m (15' 1" x 12' 10")



5.0m x 4.2m (16' 5" x 13' 9")



### Bedroom



### Kitchen



4.0m x 2.4m (13' 1" x 7' 10")



2.9m x 4.1m (9' 6" x 13' 5")

### First Floor



## Bedroom



4.2m x 3.1m (13' 9" x 10' 2")

## Shower Room



2.0m x 2.2m (6' 7" x 7' 3")

## Gardens



## Extras

All floor coverings. Electric cooker. Fridge/freezer. Washing machine.

## SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

## MEASUREMENTS

All measurements are approximate.

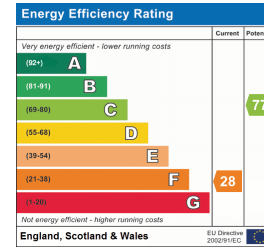




YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### 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.



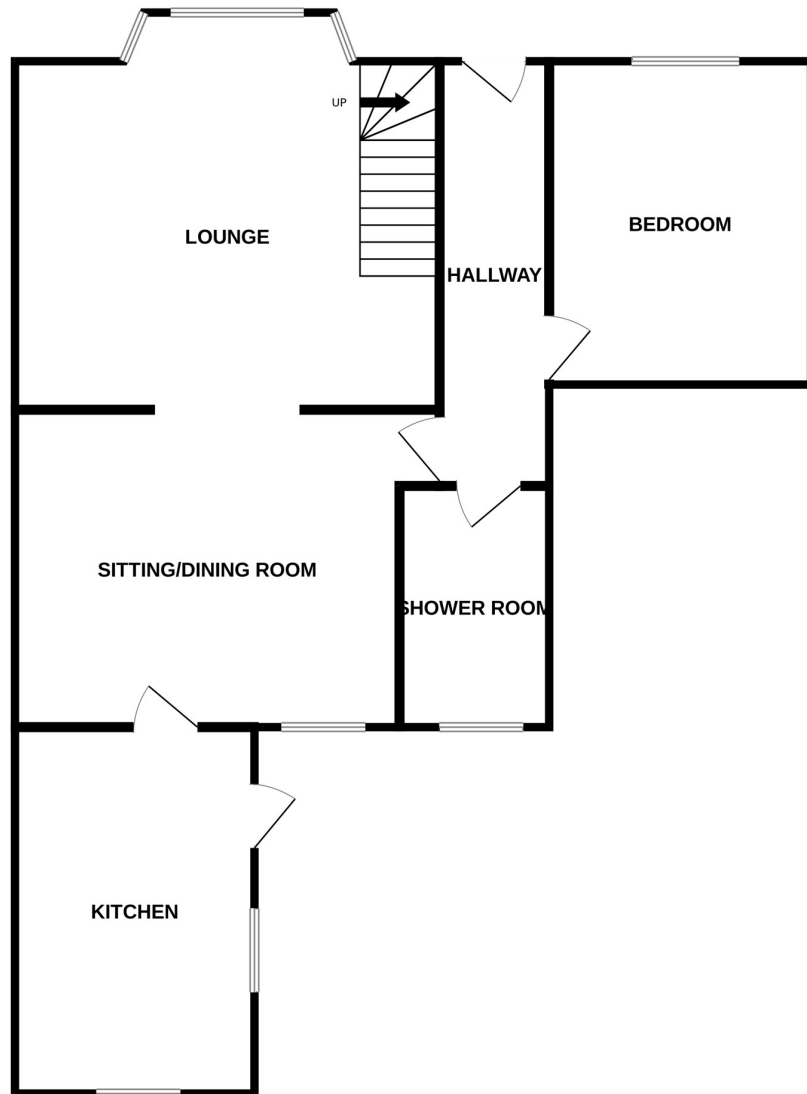
### APPLIANCES/SERVICES

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.

GROUND FLOOR



1ST FLOOR

