

22 Henderson Street

KINGSEAT, DUNFERMLINE, KY12 0TP



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Very well presented 4/5 bed cottage. Attractive and spacious family home with private rear garden and very modern finish throughout



McEwan Fraser Legal are delighted to present to the market the spacious 4/5 bed cottage which is finished to a very high standard throughout. It is apparent on entry that the current owners have spared no expense in maintaining this spacious family home.

THE LOUNGE & SITTING ROOM



The ground floor consists of a generously proportioned lounge, sitting room (or a 5th bedroom if desired) and a spacious and well-appointed modern kitchen/diner.



THE KITCHEN/DINER



BEDROOM 3



There are two generous double bedrooms with ample room for free-standing furniture as well as an attractively finished family bathroom which boasts both a walk-in shower cabinet and a separate bath.

BEDROOM 4



THE BATHROOM



An attractive open-tread wooden staircase leads to the upper accommodation where we are presented with two double bedrooms where the master includes both a walk-in wardrobe and a wonderfully appointed en-suite with shower. The property has a very contemporary feel despite being a traditional stone-built cottage and this is due to the care and attention afforded it by the current owners.



BEDROOM 1



BEDROOM 2

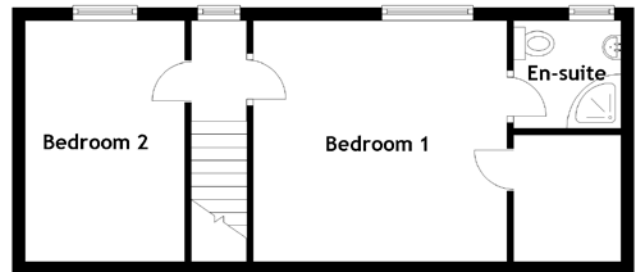


The private and enclosed rear garden is the ideal space for entertaining friends and family alike and further benefits from a very large wooden shed. All apartments in this property are finished to a very high standard and early viewing is strongly advised for a property which is sure to attract a lot of attention on the market.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Lounge	4.65m (15'3") x 3.90m (12'10")
Kitchen/Diner	5.80m (19'1") x 3.25m (10'8")
Sitting Room	4.65m (15'3") x 3.60m (11'10")
Bedroom 3	3.80m (12'5") x 2.60m (8'6")
Bedroom 4	3.70m (12'2") x 3.15m (10'4")
Bathroom	2.85m (9'4") x 2.20m (7'3")

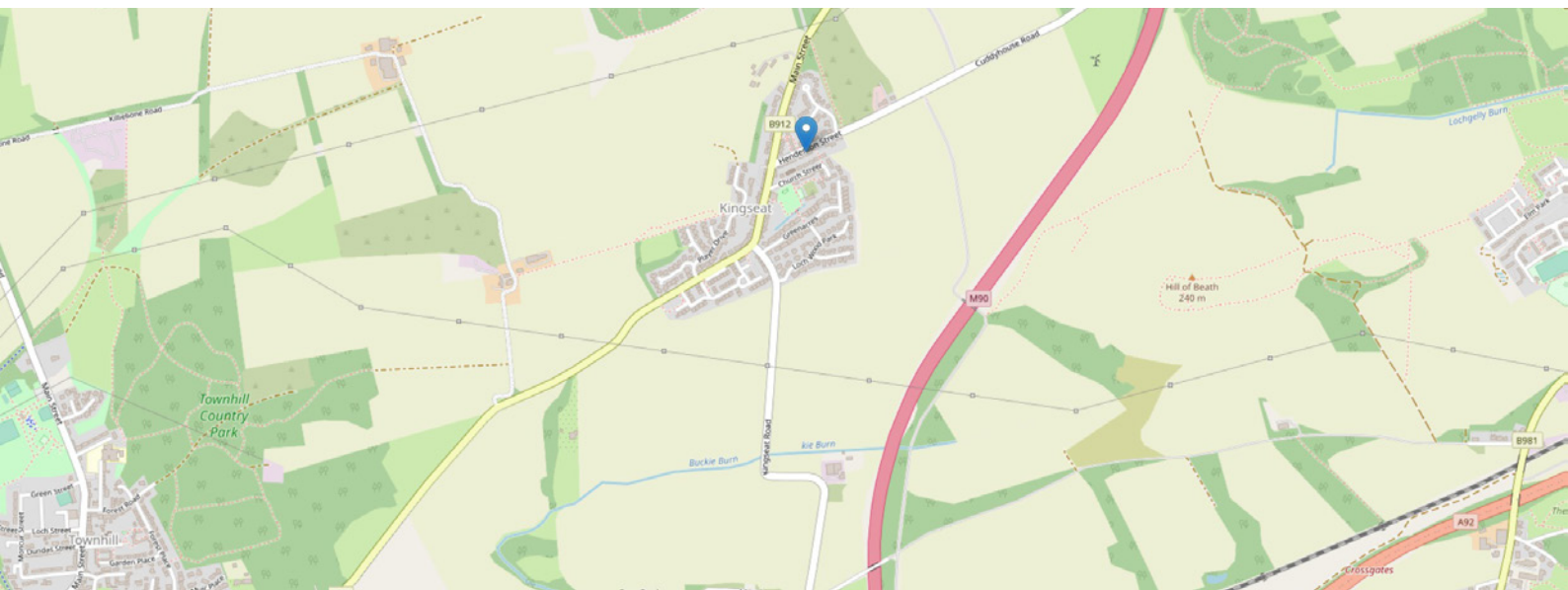
First Floor

Bedroom 1	3.90m (12'10") x 3.70m (12'2")
Bedroom 2	3.70m (12'2") x 2.45m (8'1")
En-suite	1.65m (5'5") x 1.65m (5'5")

Gross internal floor area (m²): 127m² | EPC Rating: D

Buyer's Premium Value: £3250.00

Extras: Some items may be available by separate negotiation.



THE LOCATION

An ideal location for the commuter, Kingseat is a delightful village located some three miles to the northeast of Dunfermline.





The village of Kingseat sits upon an elevated position surrounded by rolling countryside with stunning views across Fife. For the commuter, easy access can be gained to the M90 and A92 road networks connecting to north and south of the Forth Bridges. Dunfermline's Queen Margaret railway station is only one and a half miles from the village and there are regular bus services connecting to neighbouring towns and villages.

Dunfermline is located approximately five 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 direct train and road links to Edinburgh, Perth and Dundee. Today's Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have Fife Leisure Park, home to a ten-screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.



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