

# 38 Kingseat Road

DUNFERMLINE, FIFE, KY12 0DD



*WONDERFUL FOUR BEDROOM HOME  
WITH PANORAMIC VIEWS OF FIFE  
AND THE FORTH ESTUARY*



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38 Kingseat Road is a beautiful semi-detached villa, set within an ever-growing residential location. This superb home sits on a sizeable plot, with commanding views to the Rear across Fife and the Forth Estuary. Spread over three floors, this home has been sympathetically developed to ensure space and privacy for a growing family. The flexible accommodation is equally suited to multi-generational families, with each floor having both bedrooms and bathrooms.

On the lower level, a spacious hall gives access to the spacious lounge with panoramic views to the rear. There are two large double bedrooms on the ground level that look out to the front of the property. The wonderful open-plan kitchen/dining/family area offers a wealth of floor and wall-mounted units, with an open-plan dining area and access to the family area. A large window offers extensive views across Fife and beyond. Stairs from the kitchen lead you to a utility room and two cellars with access leading out to the mature private gardens.



















The upper level gives access to the master bedroom with en-suite, Juliet balcony and walk-in wardrobe. A further double bedroom with en-suite is also located on the upper floor.











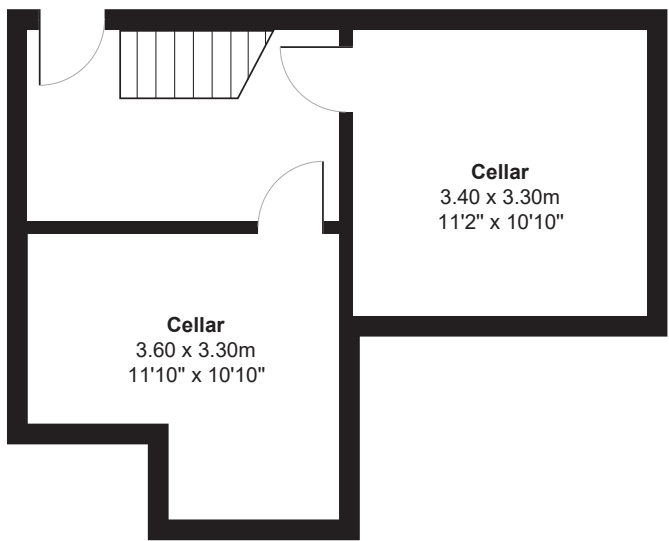
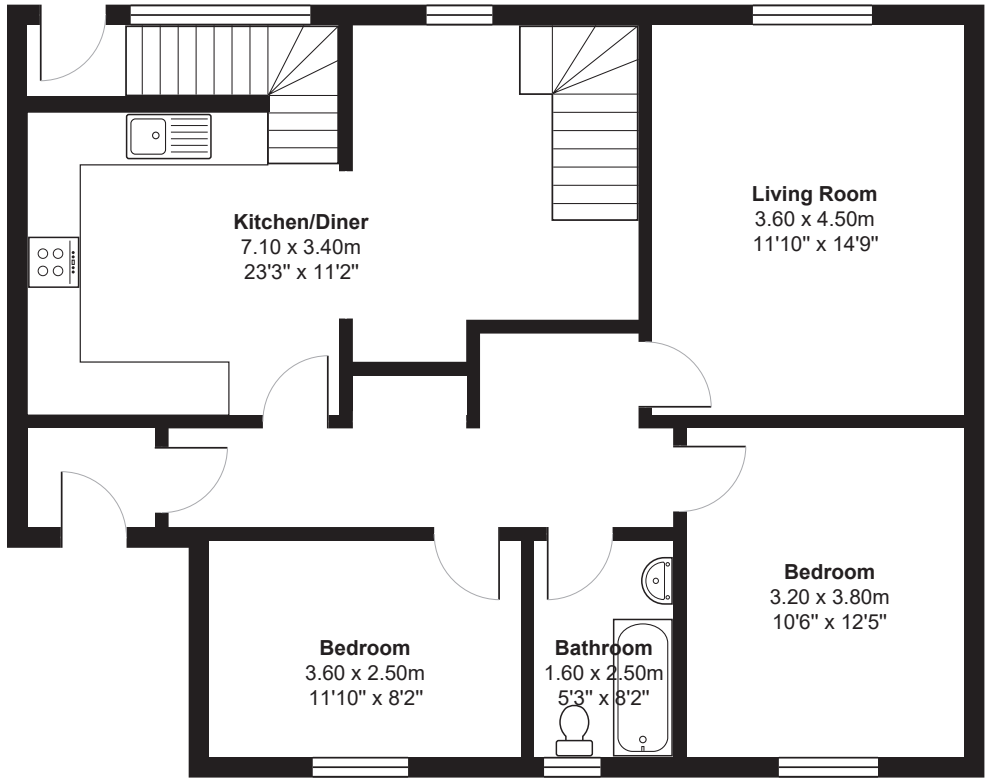
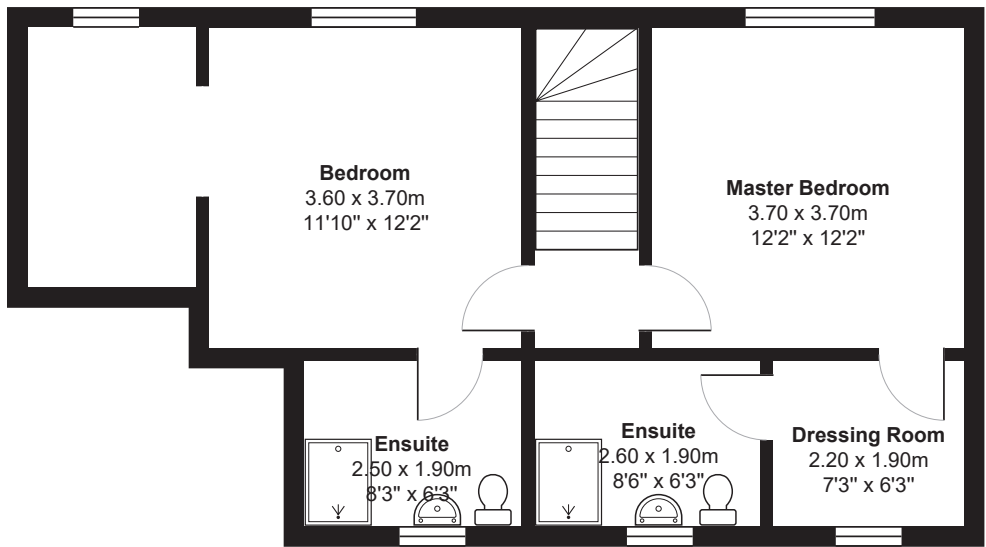












Gross internal floor area (m<sup>2</sup>): 133m<sup>2</sup>  
EPC Rating: D





The property further benefits from a lengthy driveway and gas central heating. The gardens to the rear are landscaped to provide a child and animal-friendly environment with a lovely summer house. This home offers sufficient storage for family needs on all levels.











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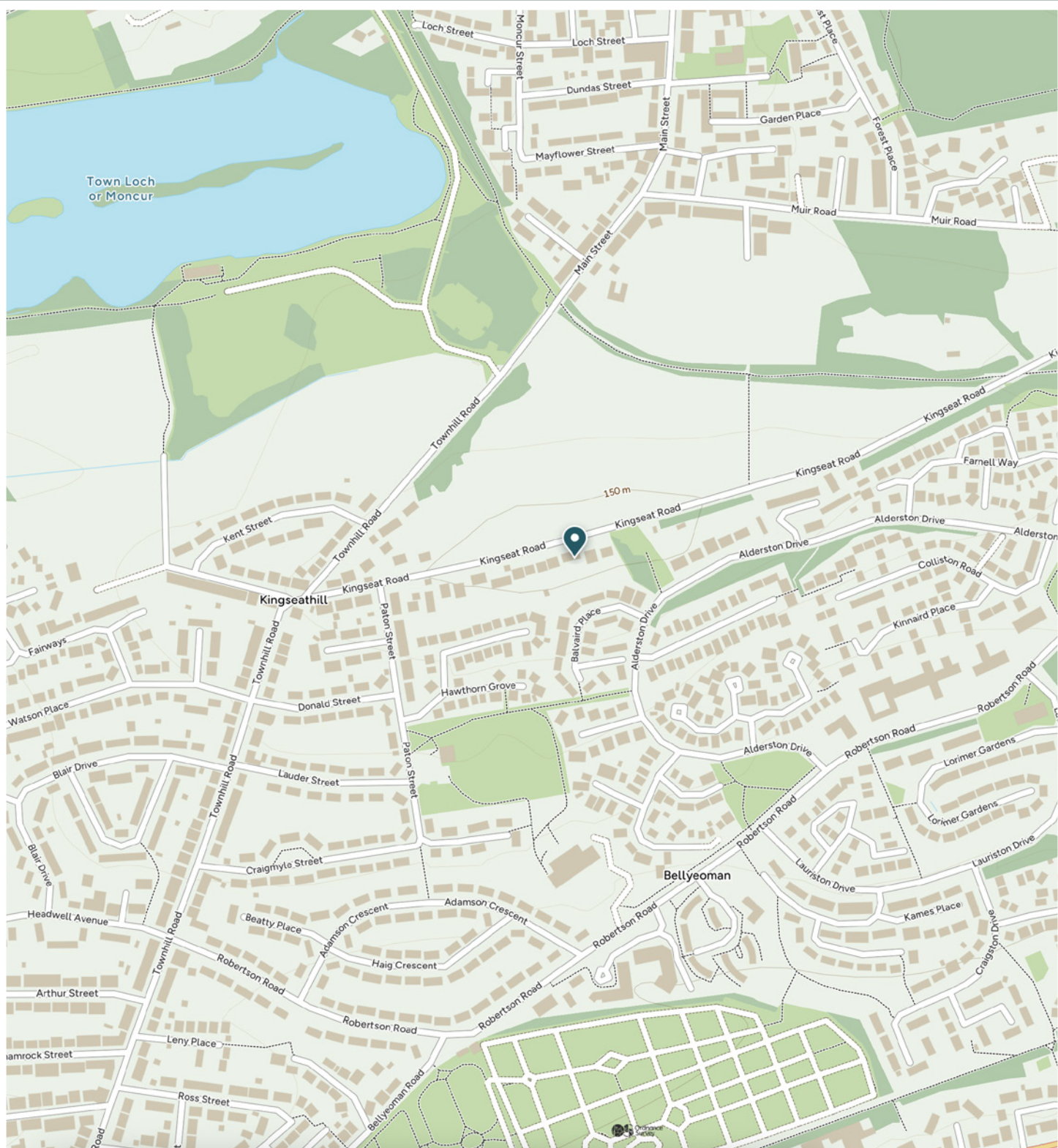
Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. 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.

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 direct links to Edinburgh, Perth & Dundee.

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