

Dean Park House

KINGSEAT ROAD, DUNFERMLINE, FIFE, KY12 0TA



Four-bedroom executive home set within six acres of private garden grounds, excellent opportunity for a growing family with wonderful commuter links



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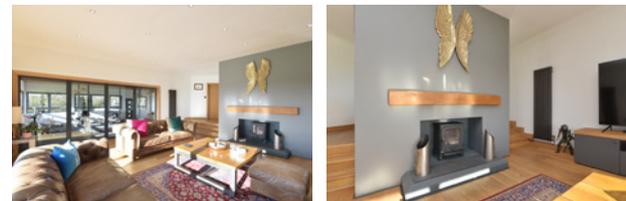


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Dean Park is an exceptional detached family house, which is beautifully designed and is within a most desirable setting surrounded by a mature tree line and picturesque views. The property has been upgraded throughout and is presented to the market in an immaculate and stylish order.

THE LOUNGE



On entering Dean Park House there is a wonderfully spacious reception hall with stairs leading to the upper level. The spacious lounge is beautifully decorated and is located to the rear of the property, a feature multi-fuel fire and surround is the focal point of this room. Bi-folding doors lead out to the large composite decking which gives you panoramic views across Fife and beyond.



THE KITCHEN/DINER



The kitchen/dining room is the centrepiece of the home and includes beautiful work surfaces, solid kitchen units, a dishwasher, a hob, a double oven and a dining area. This is the perfect location for entertaining with family and friends.





The gymnasium is of good proportions and can be utilised for multi-purpose uses, a great location for social events.

THE GYM



BEDROOM 1



There are two large bedrooms located on the ground floor. The master bedroom has ample space for free-standing furniture and access to the bespoke en-suite shower room with a separate shower. The four-piece family bathroom is also located on the ground level. Also on the ground level, you will find a handy utility room and access to the integrated double garage.



BEDROOM 2



THE BATHROOM



upgraded throughout and is presented to the market in an immaculate and stylish order

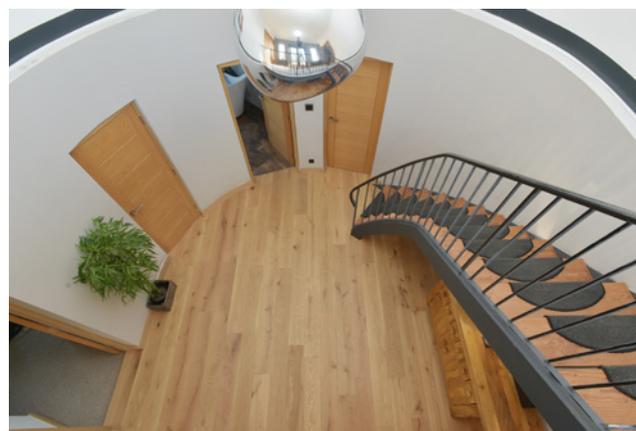
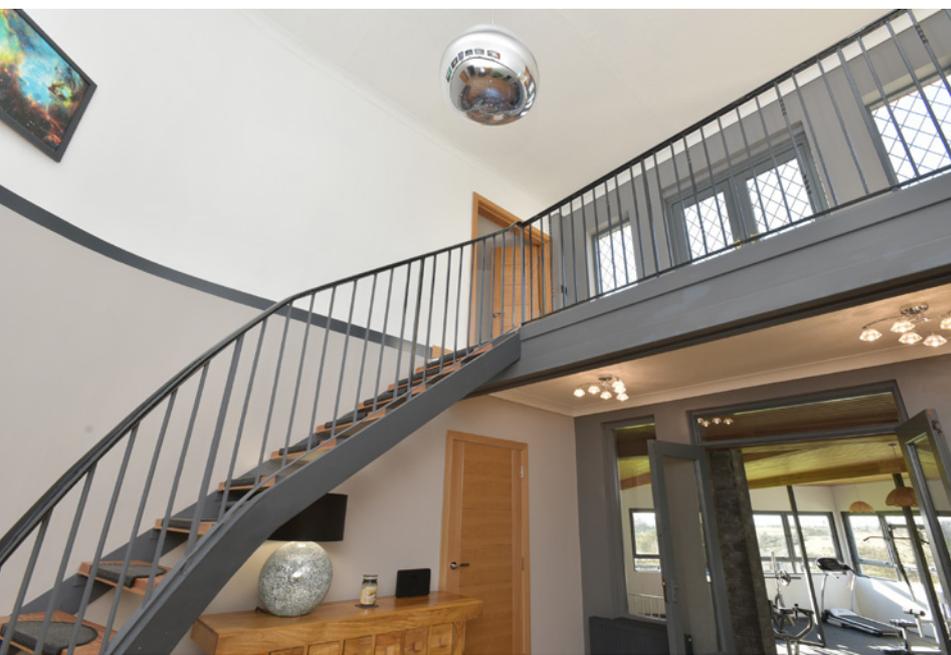


THE UTILITY

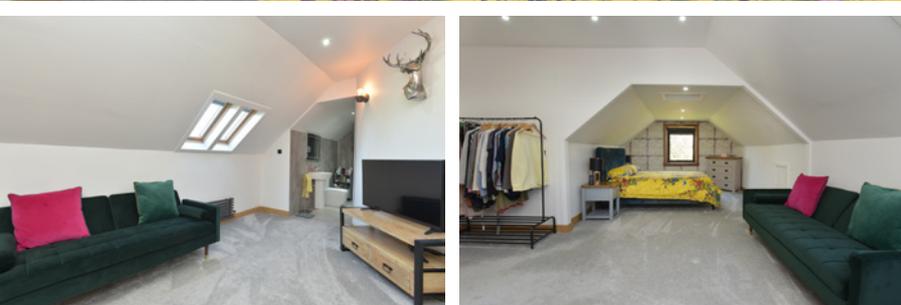
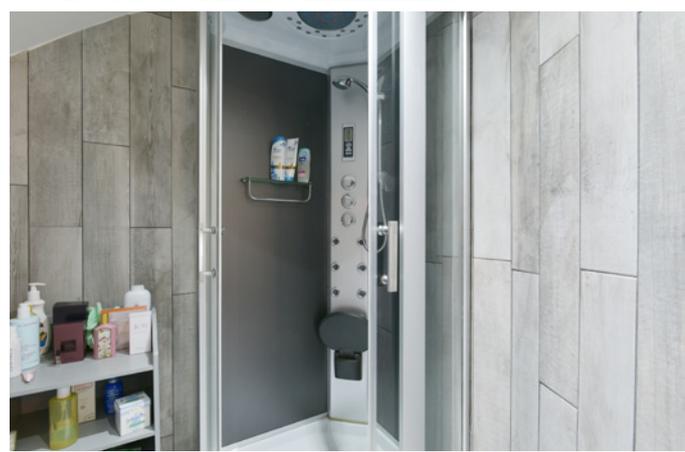


A wonderful curved staircase leads to the mezzanine which in turn leads to two further bedrooms, one with an en-suite, and both bedrooms have walk-in wardrobes.

THE HALL & STAIRCASE



BEDROOM 3



BEDROOM 4



There are magnificent garden grounds surrounding the property which are mainly laid to lawn with mature beds and borders, a private driveway allows parking for ample cars. Within the garden grounds, you will find ample garages and outhouses.

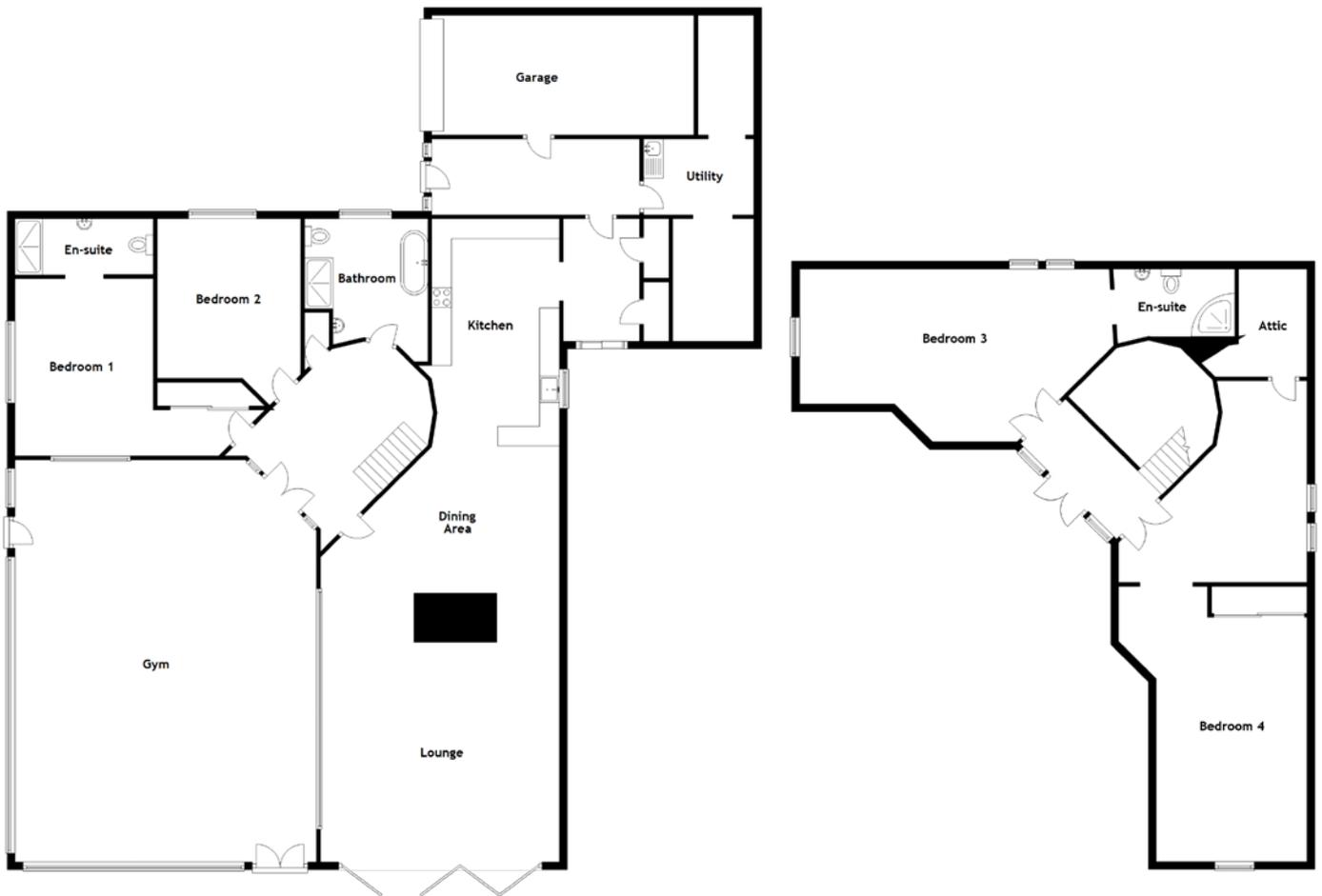
Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS & VIEWS





FLOOR PLAN, DIMENSIONS & MAP



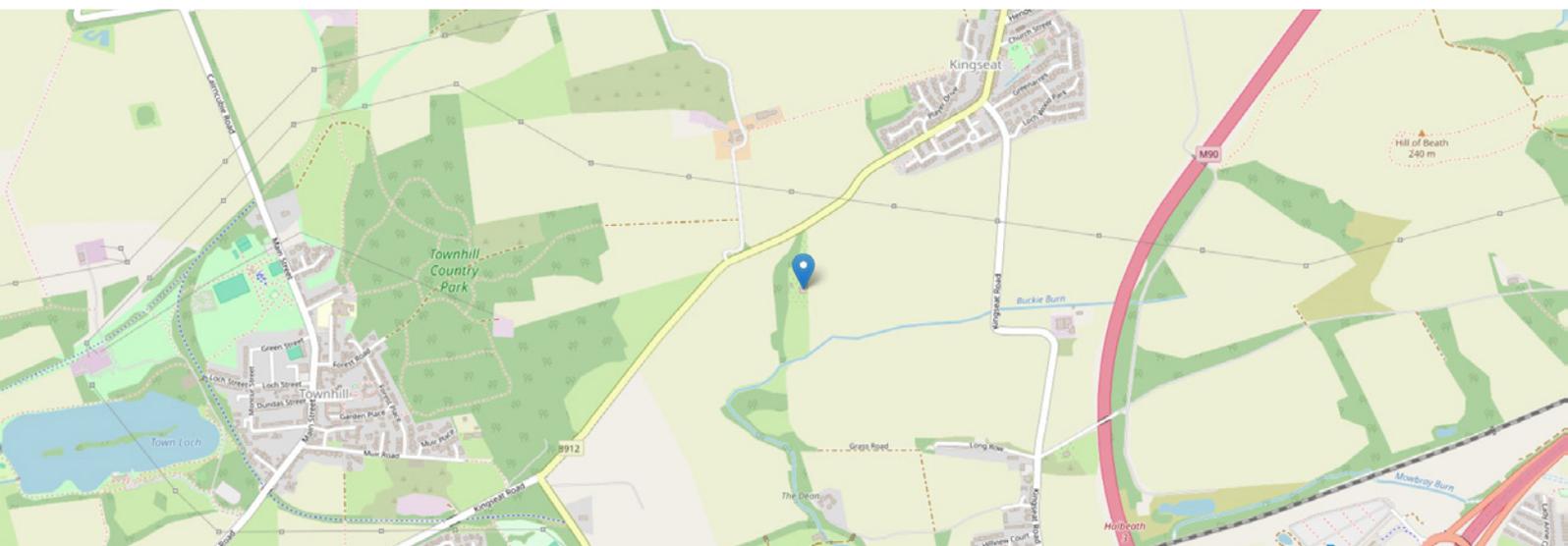
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Diner	16.40m (53'10") x 6.05m (19'10")
Gym	10.25m (33'8") x 7.63m (25')
Bedroom 1	6.05m (19'10") x 3.50m (11'6")
Bedroom 2	4.07m (13'4") x 3.63m (11'11")
Bathroom	3.56m (11'8") x 3.12m (10'3")
Utility	2.79m (9'2") x 1.94m (6'4")
Bedroom 3	7.83m (25'8") x 4.40m (14'5")

En-suite	3.08m (10'1") x 1.43m (4'8")
Bedroom 4	6.20m (20'4") x 4.68m (15'4")
Garage	5.86m (19'3") x 3.05m (10')

Gross internal floor area (m²): 357m²
EPC Rating: D

Extras: Floor coverings, light fittings, blinds, window dressings and integrated appliances.



THE LOCATION

The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.





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 which is home to a 10-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 keen golfers there are three private courses within proximity.

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 links to Edinburgh, Perth & Dundee.



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