

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



**Pentland View, 36 Hill Street, Inverkeithing, KY11
1AB Offers Over £349,000**



An exciting opportunity has arisen to purchase this impressive detached villa built in 1902 (with a separate 2/3 bed roomed lower ground floor flat) which sits on a generously proportioned plot, enjoying an elevated position and boasting most attractive views over the River Forth. The interior space stretches over 281 sq m and would now benefit from upgrading and modernisation throughout, offering superb potential to create a generously sized and individually tailored family home in a very convenient location close to all amenities and transport links. Entrance Vestibule, Hall, Lounge, Formal dining room, Family room, Breakfasting kitchen, Utility room/WC, Spacious landing, 4 Double bedrooms, Spacious bathroom. Double glazing. Gas central heating. Large gardens. Parking for several cars. Some period features retained. EPC - E. Council Tax - G. Freehold.

LOCATION

The subjects enjoy a pleasant position within the popular residential area of Inverkeithing. The importance of Inverkeithing is associated with its geographic location straddling the main railway line, which runs north of Edinburgh to Dundee and Aberdeen. There are excellent train services from the local station to these cities with the commuter service to Edinburgh (20 minutes) being especially useful. All the towns on the Fife Circle are also readily accessible. The town is also particularly convenient for the national motorway system with access to the M90 being less than 1 mile distant. Due to the town's proximity to these excellent transport facilities local housing has proved popular with commuters to Edinburgh and offer better value for money than city centre housing. Inverkeithing has a good range of shops and leisure facilities whilst the local primary school and Inverkeithing High School together with the neighbouring community centre and nursery school are all within easy reach.

ACCOMMODATION

Entrance Hall

Stairs to upper level with original timber balustrade with decorative cast iron spindles. Doors to lounge, dining room, family room, kitchen and utility room. Understairs storage cupboard. Period features.

Lounge 4.90 m x 4.80 m / 16'1" x 15'9"

This superbly proportioned lounge features an electric fire set in an attractive fireplace. Original moulded corning and ceiling rose. Shelves display recess with cupboard below. Front.

Dining Room 3.90 m x 3.80 m / 12'10" x 12'6"

This is a well proportioned formal dining room. Storage cupboard. Front.

Family room 4.40 m x 3.80 m / 14'5" x 12'6"

Also boasts a lovely fireplace, moulded corning and ceiling rose. Enjoys a twin aspect to the side and rear taking in the outstanding outlook over River Forth.

Breakfasting Kitchen 3.50 m x 3.20 m / 11'6" x 10'6"

Well fitted with modern floor and wall units. Rear.

Utility Room/WC 2.70 m x 2.00 m / 8'10" x 6'7"

This very handy area is well fitted with modern floor and wall units to match the kitchen. Super functional clothes pulley. Fitted with a corner toilet. Side.

Landing

A very spacious landing which has original panelled doors leading to the 4 bedrooms and bathroom. Walk in storage cupboard. Access to attic.

Bedroom 1 5.00 m x 4.10 m / 16'5" x 13'5"

A superbly proportioned double bedroom which enjoys a twin aspect to the front and side and has a lovely view.

Bedroom 2 4.10 m x 3.80 m / 13'5" x 12'6"

Another good sized double bedroom also enjoying the outstanding view. Rear.

Bedroom 3 3.90 m x 3.30 m / 12'10" x 10'10"

The third double bedroom is also of great proportions. Storage cupboard. Front.

Bedroom 4 3.80 m x 3.20 m / 12'6" x 10'6"

The fourth double bedroom boasts a superb outlook and fully fitted wardrobes with panelled doors. Rear.

Bathroom 2.80 m x 1.90 m / 9'2" x 6'3"

This very stylish bathroom has been upgraded to a good standard. Fitted with a modern white suite incorporating a separate shower compartment and a contemporary wash hand basin. Fully tiled. Side.

Lower Ground Floor Flat

There is a fully self contained flat, which was formerly the Doctor's Surgery. Requires full renovation. There is currently no fitted kitchen or heating system. There is no access to this property directly from the main house.

Room 1 5.00 m x 3.80 m / 16'5" x 12'6"

Room 2 4.10 m x 3.80 m / 13'5" x 12'6"

Room 4 3.90 m x 3.70 m / 12'10" x 12'2"

Room 3 4.20 m x 3.40 m / 13'9" x 11'2"

Gardens

There are generously proportioned areas of garden ground to the front and rear.

Outhouse

There are 3 good sized outhouses.

PARKING

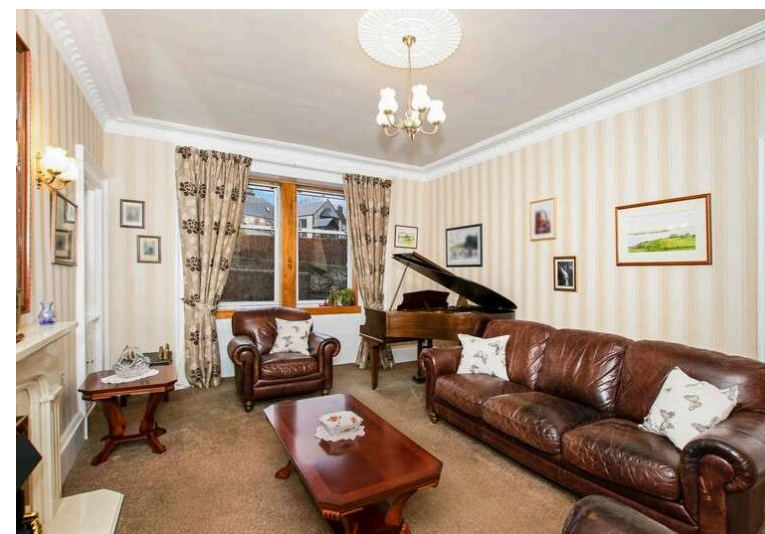
The front garden comprises a mono block driveway, concrete surfaced parking area. Parking for 4 cars.

HEATING/GLAZING

Gas central heating and extensively double glazed.

EXTRAS

Carpets, curtains, blinds and kitchen white goods.













SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. **NO Warranties/Guarantees given.**

VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel - ismith@ross.connel.co.uk

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract. The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions related to space. All measurements taken through outside measurements to wall surface where possible or to surfaces indicated by arrowheads. (0119827)

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