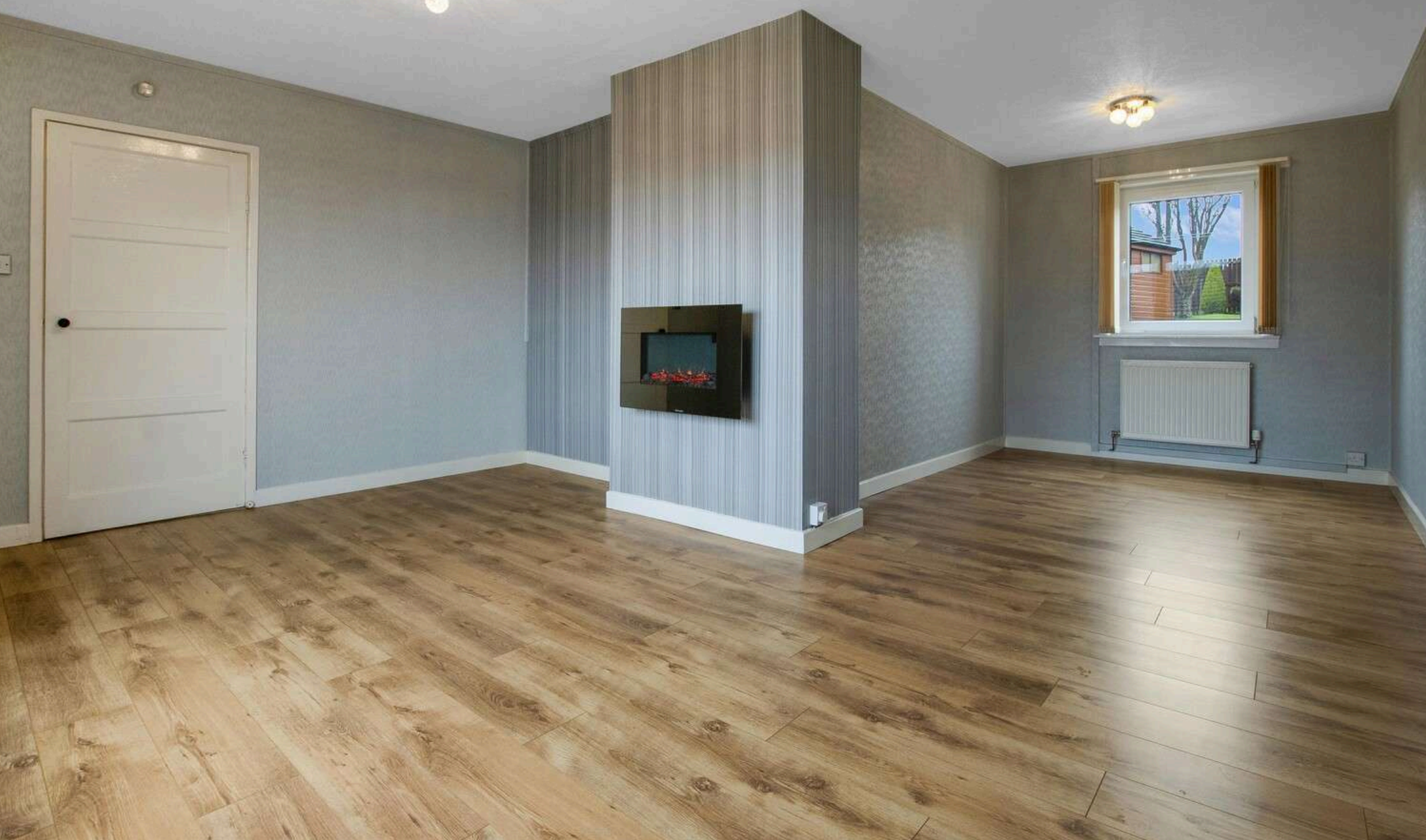




ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

29 Hillfield Road, Inverkeithing, KY11 1BP
Offers Over £144,000



Spacious end terraced villa enjoying an elevated position in sought after area within the popular commuter town of Inverkeithing. Entrance hall, lounge, Dining area, Kitchen, Rear hall, 3 Double bedrooms, Bathroom, Double glazing. Gas central heating. Generously proportioned gardens to front, side and rear providing a child and pet safe environment. Modern decor. Move in condition. Superb family home. EPC - D. Council Tax - B. Freehold.

LOCATION

The property is located within Inverkeithing, which is well placed for access to the M90, Queensferry Crossing and Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own rail station, which is a short walk from the property offering frequent services to Edinburgh, Fife and beyond. Everyday necessities can be found within Inverkeithing High Street, whilst a short drive takes you to the city of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and also further public transport of bus and rail links making this area an ideal commuter base to Edinburgh throughout Fife and east central Scotland.

PROPERTY - END TERRACED VILLA

- Hall
- Lounge
- Dining room
- Kitchen
- 3 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Attractive, generously proportioned gardens
- Modern decor
- Move in condition
- Great family home

ACCOMMODATION

Hall

This is a spacious hall, which has a door to the lounge and kitchen. Stairs to upper level.

Lounge 5.00 m x 3.50 m / 16'5" x 11'6"

The lounge is bright and spacious and features wall mounted feature fire. Open plan with dining area. Front

Dining Area 3.10 m x 2.50 m / 10'2" x 8'2"

Rear

Kitchen 3.60 m x 3.00 m / 11'10" x 9'10"

Door to rear hall. Rear.

Rear Hall

Storage cupboard. Door to garden.

Landing

With doors to 3 bedrooms and bathroom.

Bedroom 1 4.20 m x 3.70 m / 13'9" x 12'2"

A good sized double bedroom. The bedroom furniture is included in the sale price. Storage cupboard. Front.

Bedroom 2 3.70 m x 2.90 m / 12'2" x 9'6"

Another good sized double bedroom. Storage cupboard. Front.

Bedroom 3 3.50 m x 3.20 m / 11'6" x 10'6"

The third bedroom is also of great proportions. Storage cupboard. Rear.

Bathroom 1.80 m x 1.70 m / 5'11" x 5'7"

Fitted with a white suite. Rear.

Gardens

This property enjoys, well maintained and good sized gardens to the front, side and rear. There is a large, good quality garden shed.

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

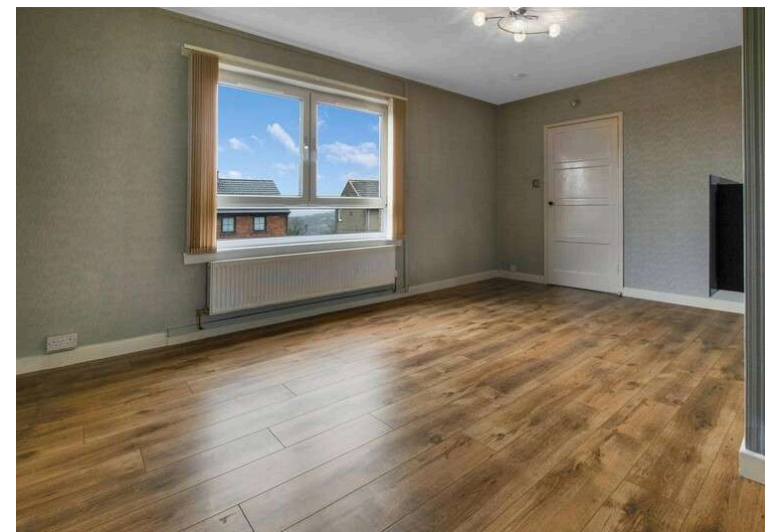
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

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

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 by calling 01383 721156 or faxing 01383 721150.

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

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www.rossconnel.co.uk

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connel.co.uk



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 dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2024

