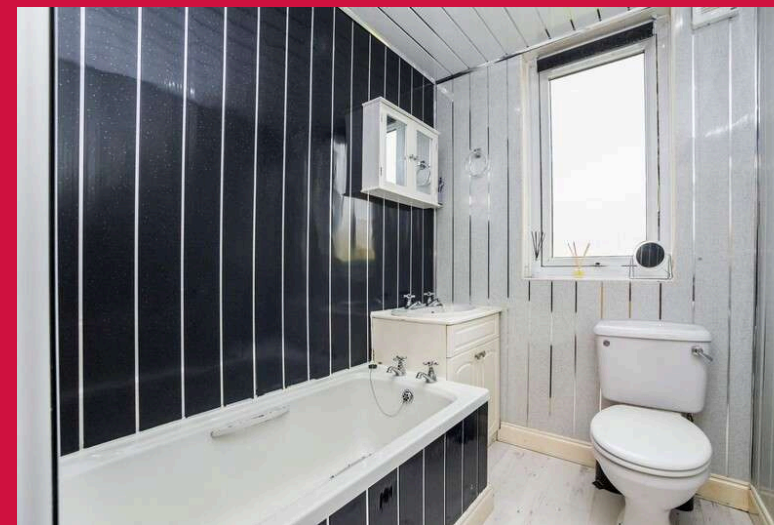


**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

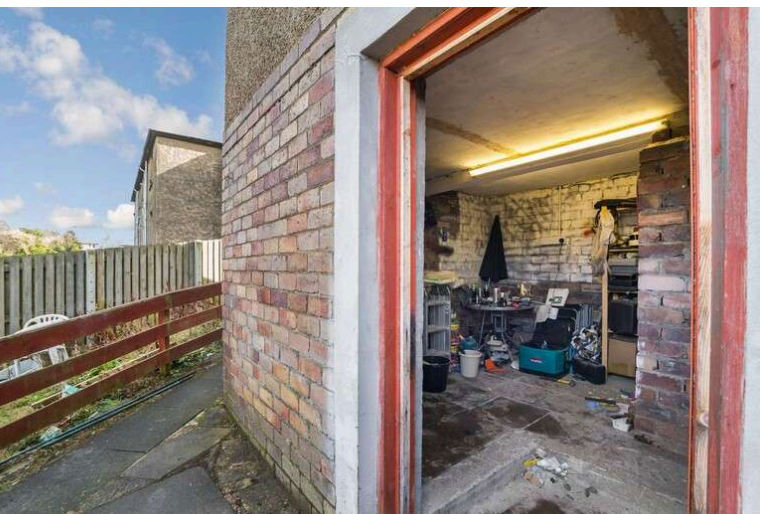


**86 Spittalfield Crescent, Inverkeithing, KY11 1DX**  
Offers Over £84,000



Well proportioned ground floor flat in popular residential area and enjoying an open aspect to the rear over the park area.

Entrance hall, Lounge, Breakfasting kitchen, 3 Double bedrooms, Bathroom. Double glazing. Gas central heating. Private gardens to front and rear. Cellar. Ideal starter/retirement/family home. Buy to let opportunity. EPC - C. Energy efficiency



### LOCATION

The property is located within Inverkeithing, which is well placed for access to the M90, Forth Bridges and Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own train station, which is an short walk from the property offering frequent services to Edinburgh and Fife. 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

- Hall
- Lounge
- Breakfasting kitchen
- 3 Double Bedrooms
- Bathroom with shower over the bath
- Double glazing / Gas central heating
- Private gardens
- Spacious accommodation
- Off street parking
- Ideal starter/retirement home
- Buy-to-let opportunity

### Hall

With doors to lounge, 3 bedrooms and bathroom. Storage cupboard.

### Living Room 4.80 m x 3.70 m / 15'9" x 12'2"

A well proportioned room. Door to kitchen. Front.

### Breakfasting Kitchen

Spacious kitchen. Rear.

### Bedroom 1 4.40 m x 3.30 m / 14'5" x 10'10"

This is a good sized double bedroom. Rear.

### Bedroom 2 3.60 m x 3.40 m / 11'10" x 11'2"

Another well proportioned double bedroom. Front.

### Bedroom 3 3.60 m x 3.20 m / 11'10" x 10'6"

The third bedroom is also of double proportions. Front.

### Bathroom 2.10 m x 1.60 m / 6'11" x 5'3"

Fitted with a modern white suite. Rear.

### Garden

There are well proportioned areas of garden ground to the front and rear of the property. The front garden has been laid in slabs while the rear garden comprises an area of lawn.

### Off Street parking

The garden to the front of the property has been laid in slabs offering off street parking.

### HEATING

This property has gas central heating.

### GLAZING

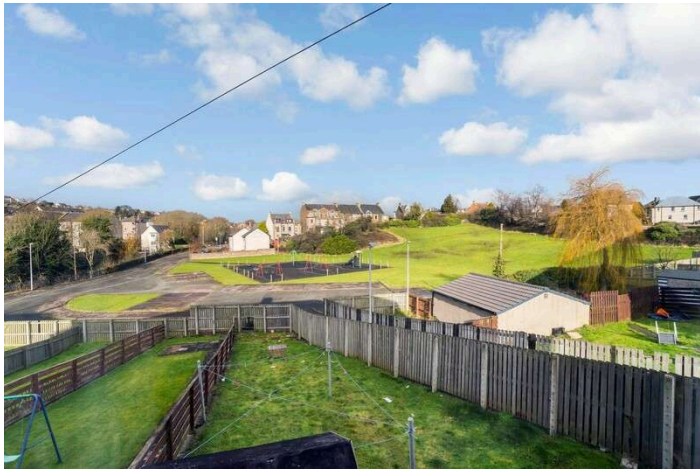
The property is double glazed.

### EXTRAS

All the 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.



## 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 Alan Dear at Ross & Connel on 01383 721156

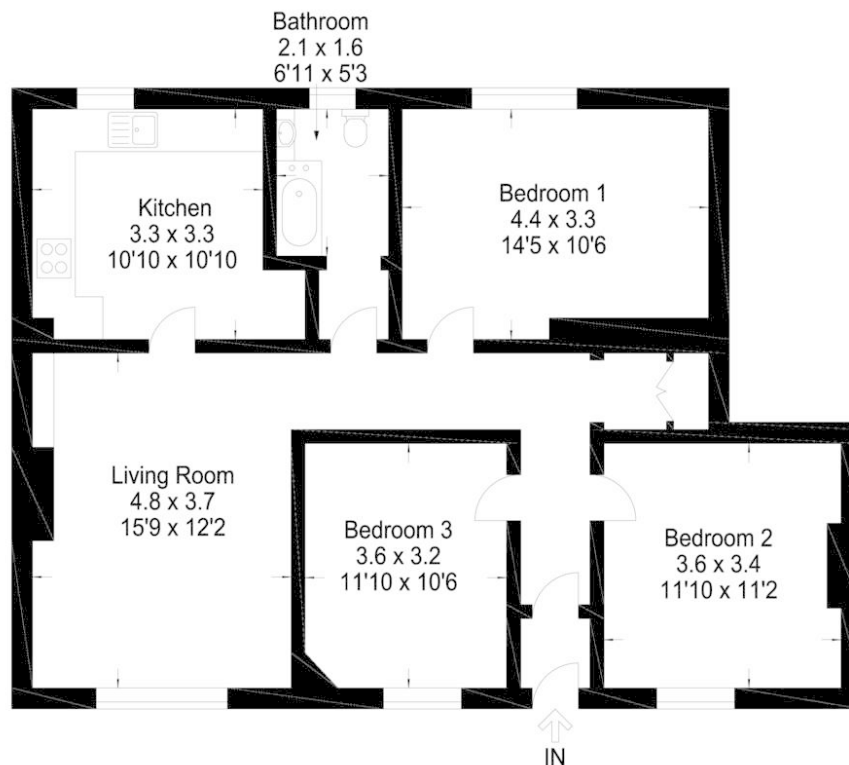
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://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: [adear@ross.connel.co.uk](mailto:adear@ross.connel.co.uk)



 **VistaBee**  
DIGITAL CONTENT CREATION

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 2021









 Find us on  
**Facebook**