



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

37 Houliston Avenue, Inverkeithing, KY11 1AN
Offers Over £109,000



Well proportioned mid terraced villa in a popular location within walking distance to the town centre, train station and Inverkeithing Park & Ride and offering an ideal family home. Entrance Hall, Lounge, Dining area, Breakfasting Kitchen, 3 bedrooms, Bathroom. Gas central heating. Double glazing. Gardens to front and rear. Ideal family / starter home or buy to let. Neatly presented. Excellent storage accommodation. EPC - C.

LOCATION

Houliston Avenue is located in a much sought after area of Inverkeithing, only a short walk from the railway station and the high street. Inverkeithing has a good range of amenities including local shops, small supermarket, takeaways, public houses and restaurants/cafes. There is a bowling club and leisure facilities at the school campus including a swimming pool, indoor/ outdoor multi sports courts, playing fields and tennis courts. Inverkeithing has a railway station, which is the main east coast line with train services north to Dundee & Aberdeen and south to Edinburgh (approximately 20 minutes). There are also services to the towns on the Fife Circle. The park and ride facility has connections to Edinburgh, Edinburgh Airport, Dundee and Aberdeen. Inverkeithing also has easy access to the M90 motorway (approximately 1 mile distant).

PROPERTY

- Entrance hall
- Lounge
- Dining room
- Breakfasting kitchen
- 3 Bedrooms
- Bathroom
- Gas central heating / double glazing
- Gardens to front and rear
- Ideal family home
- Superb starter home or buy to let opportunity
- Popular location

ACCOMMODATION

Hall

With two storage cupboards. Door to dining room.

Dining Room 2.60 m x 2.50 m / 8'6" x 8'2"

With archway to kitchen. Stairs down to door leading to lounge. Mid.

Breakfasting Kitchen 3.10 m x 2.60 m / 10'2" x 8'6"

A bright kitchen with modern floor and walls units. Door to garden. Rear.

Lounge 6.20 m x 3.00 m / 20'4" x 9'10"

This bright and well proportioned lounge enjoys a twin aspect to the front and rear.

Landing

With doors to 2 bedrooms. Stairs to top landing which gives access to bedroom 1 and the bathroom. The top landing storage cupboard which houses the wall mounted gas boiler and there is access to the loft.

Bedroom 1 4.30 m x 2.50 m / 14'1" x 8'2"

This good sized double bedroom has full length built in wardrobes with sliding mirror doors. Rear.

Bedroom 2 3.70 m x 3.00 m / 12'2" x 9'10"

Another good sized double bedroom. Rear.

Bedroom 3 3.00 m x 2.40 m / 9'10" x 7'10"

The third bedroom is situated to the front.

Bathroom 2.10 m x 1.90 m / 6'11" x 6'3"

This very attractive bathroom has recently be re-fitted with a modern white suite with stylish wet wall panelling.

Garden

There are neatly presented areas of garden ground to the front and rear.

HEATING

There is gas central heating.

GLAZING

The property has full double glazing.

EXTRAS

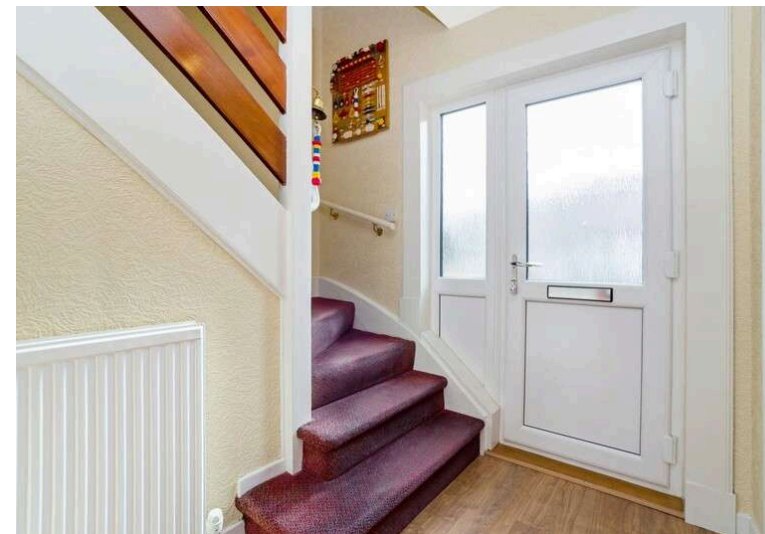
All the fitted carpets, blinds and the washing machine are included in the sale price.

SERVICES

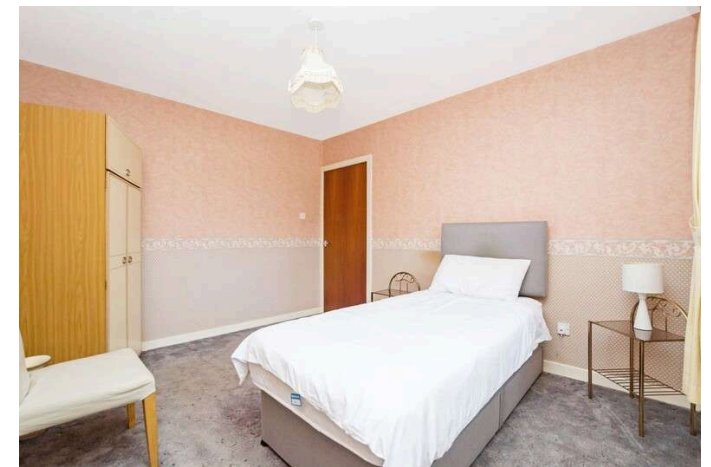
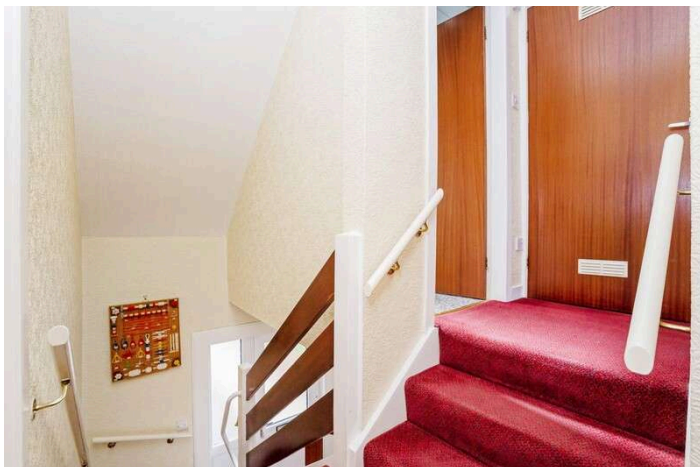
The subjects are served by mains electricity, gas and water. Drainage is to the public sewer.

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 or Saturday and Sunday 07450982727 (till 1pm)

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 us 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



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)

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