



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

18 Hillfield Crescent, Inverkeithing, KY11 1AH
Offers Over £114,000



Well presented semi detached villa enjoying a very pleasant location with a grass amenity area to the front and rear. Superb views to the rear towards the Bridges and beyond. Entrance hall, Lounge, Breakfasting kitchen, 2 Double bedrooms (with built in wardrobes), Bathroom. Double glazing. gas central heating (new). Beautiful, well established to the front, side and rear. Immaculated presented. Modern decor. Well maintained. Sought after location. Popular property type. Extras. EPC - C

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 towns proximity to these excellent transport facilities local housing has proved popular with commuters to Edinburgh and also 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.

To reach the property from the M90 motorway (travelling north from the Forth Road Bridge) take the first exit signposted for Inverkeithing and North Queensferry, follow B980 then turn first right after approximately half a mile into Dunfermline Wynd then first left into Hillfield Road, then first left in Hillfield Road and number 18 is located on the right where indicated by our 'for sale' board.

PROPERTY - SEMI DETACHED VILLA

- Entrance Hall
- Lounge/dining room
- Breakfasting kitchen
- 2 Double bedrooms (with built in wardrobes)
- Bathroom
- Double glazing / Gas central heating (new)
- Beautiful gardens to front, side and rear
- Superb location with lovely views to the rear

ACCOMMODATION

Entrance Hall

With stairs to upper level. Door to lounge and kitchen. Storage cupboard.

Lounge/Dining room 6.60 m x 3.20 m / 21'8" x 10'6"

A well proportioned lounge/dining room, with feature fireplace. Front and rear.

Breakfasting Kitchen 3.20 m x 3.10 m / 10'6" x 10'2"

With understairs storage cupboard. Door to side garden. Rear.

Landing

With doors to 2 bedrooms and bathroom.

Bedroom 1 4.30 m x 3.00 m / 14'1" x 9'10"

A superbly proportioned double bedroom with built in wardrobes. Further storage cupboard. Front.

Bedroom 2 3.90 m x 3.00 m / 12'10" x 9'10"

Another well proportioned double bedroom, which also has a built in wardrobe. This bedroom enjoys the superb outlook to the rear.

Bathroom 2.50 m x 1.50 m / 8'2" x 4'11"

Fitted with a white suite. Rear.

Garden

This property boast beautiful, well established and very well maintained areas of garden ground to the front, side and rear of the property, comprising may areas of interest including lawn, well stocked borders, mature shrubs and borders for general planting. The garden is fully enclosed and offers a pet and child safe environment.

HEATING

The property has gas central heating - new installed boiler.

GLAZING

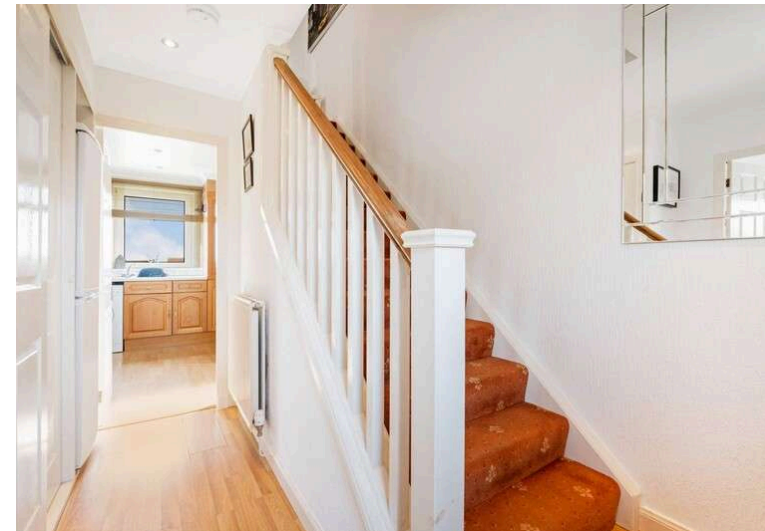
The property is double glazed.

EXTRAS

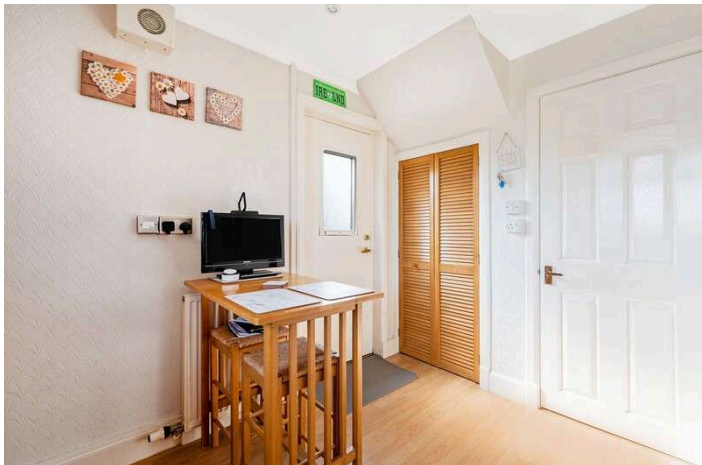
All the fitted carpets, all the kitchen appliances including the built in microwave, fridge/freezer, tumble drier and washing machine are included in the sale price.

HOME REPORT

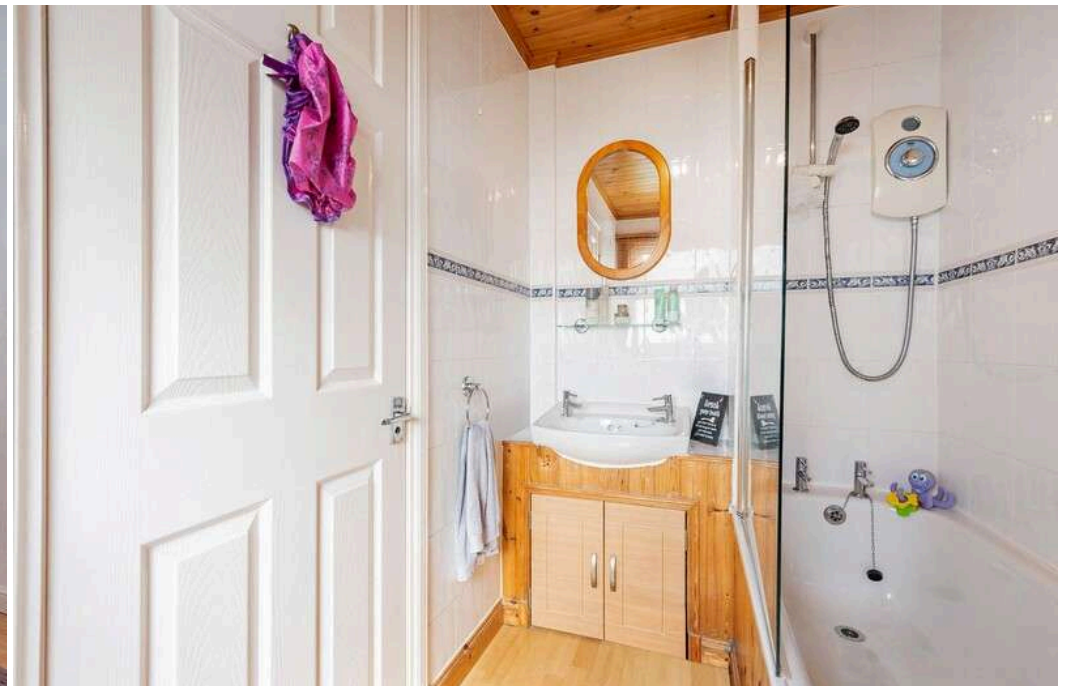
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

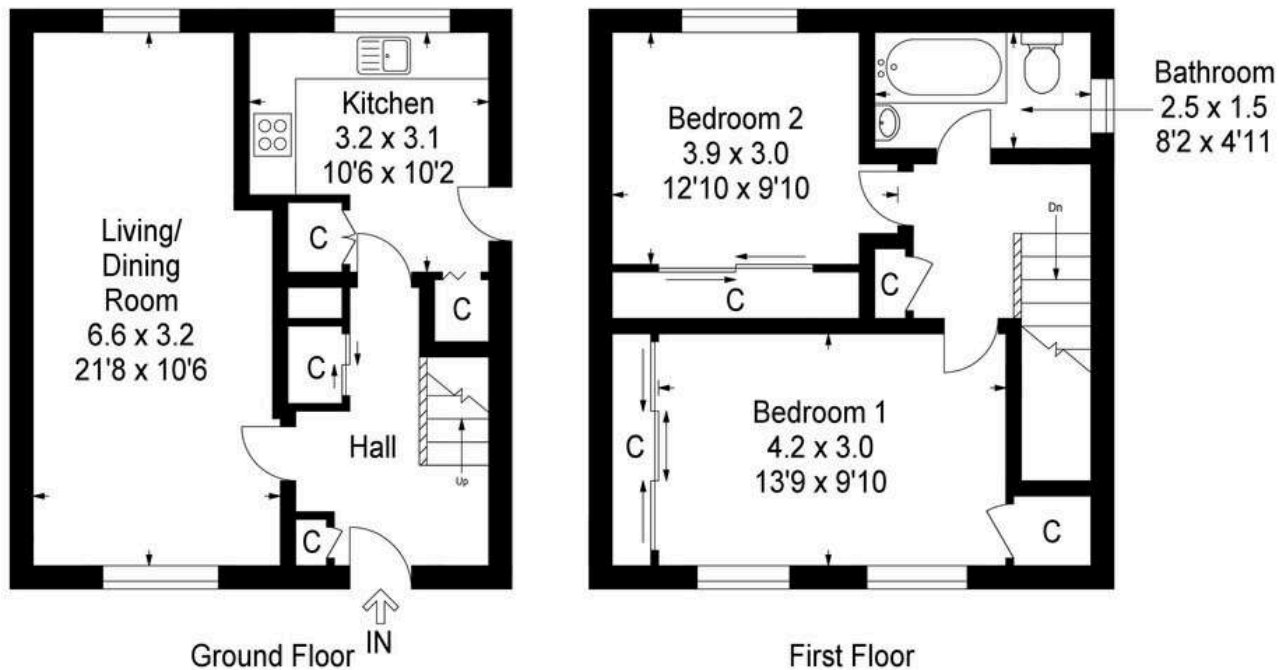
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

www.rossconnel.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

espc



rightmove

s1homes.com

Find us on
Facebook

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