

ROSS & CONNELL

Businesses, Estate Agents & Business Lawyers



16 Station Road, Oakley, KY12 9QE
Offers Over £71,500



Well proportioned first floor flat with good sized gardens to the front, side and rear with off street parking. Convenient location close to all amenities. Entrance stair, Hall, Lounge, Kitchen, 2 Double bedrooms, Bathroom. Double glazing. Off street parking. Gas central heating. Modern decor. Ideal starter home. Bright accommodation. Move in condition. EPC - C. Good energy efficiency.

LOCATION

Oakley is a small mining village, which lies approximately 5 miles west of Dunfermline on the A907. Within the village, there is shopping for everyday requirements, a post office, medical centre, two churches and two local primary school. For those who enjoy the outdoors, there are wonderful woodland walks available in nearby Inzievar. Local bus services connect to Dunfermline where there are extensive shopping and recreational facilities.

PROPERTY - FIRST FLOOR FLAT

- Private entrance stair
- Hall
- Lounge
- Modern fitted kitchen
- 2 Double bedrooms (storage)
- Bathroom (with shower over the bath)
- Double glazing / Gas central heating
- Modern decor
- Well proportioned private gardens
- Off street parking

ACCOMMODATION

Private entrance Stair

Stairs to upper level.

Hall

With doors to lounge, kitchen, 2 Bedrooms and shower room. Storage cupboard.

Lounge 4.50 m x 3.90 m / 14'9" x 12'10"

This is a good sized lounge with feature fireplace. Laminate flooring. Front.

Kitchen 3.10 m x 2.90 m / 10'2" x 9'6"

A modern kitchen fitted with stylish floor and walls units with complementary worktops. Rear.

Bedroom 1 4.30 m x 4.50 m / 14'4" x 11'6"

This well proportioned double bedroom has a storage cupboard. Laminate flooring. Front.

Bedroom 2 4.30 m x 3.00 m / 14'1" x 9'10"

The second double bedroom also of good proportions has a storage cupboard. Laminate flooring. Rear.

Bathroom 1.90 m x 1.80 m / 6'3" x 5'11"

Fitted with a modern white suite incorporating a shower set over the bath. Attractive tiling. Rear.

Gardens

A superb feature this property has to offer is the generously proportioned areas of private garden ground to the front, side and rear, which have been mainly laid to lawn and is fully enclosed by fencing and hedging.

OFF STREET PARKING

There is a dropped kerb and double gates to the side of the property offering off street parking within the rear garden which is rare for a flat in this area.

HEATING

There is gas central heating.

GLAZING

The property is double glazed.

EXTRAS

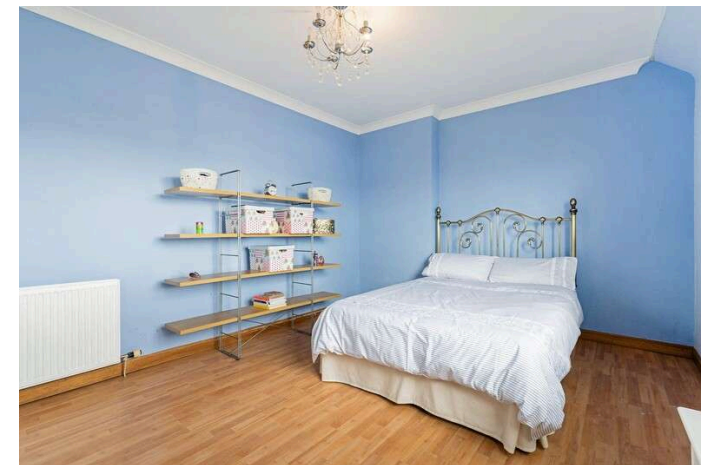
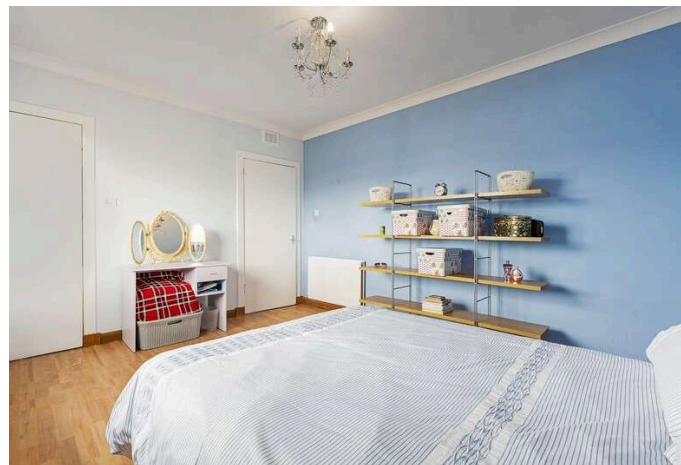
All the fitted carpets and blinds are included in the sale price. The fridge and washing machine are available by separate negotiation.

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

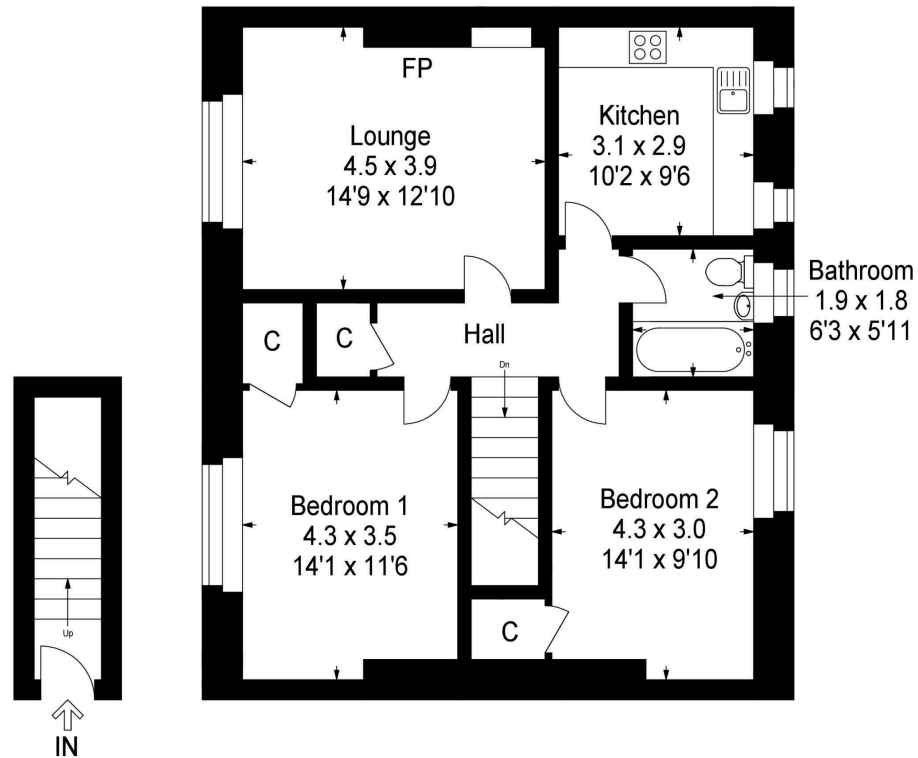
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www.rossconnel.co.uk

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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