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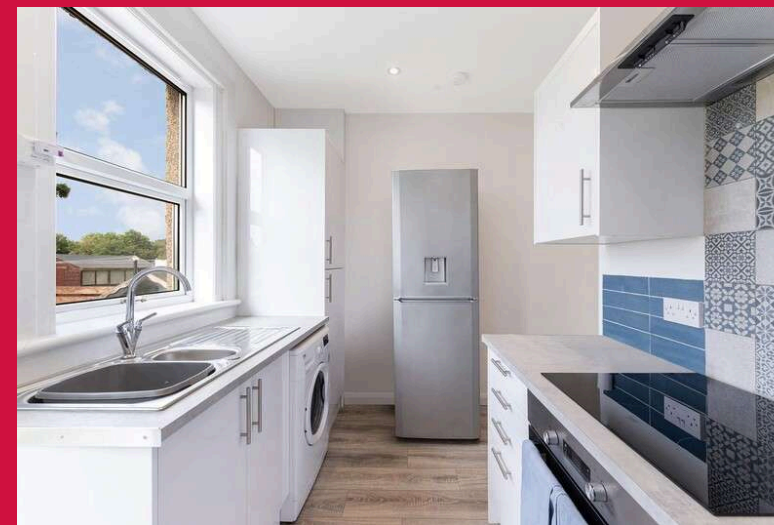
# ROSS & CONNELL

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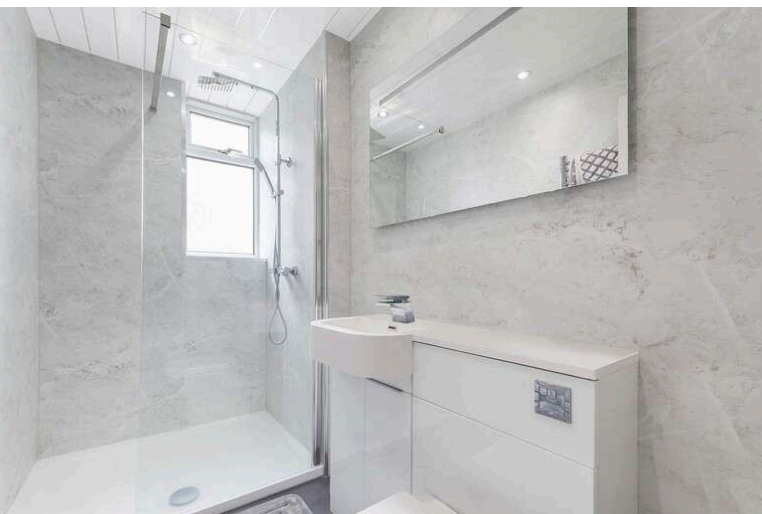
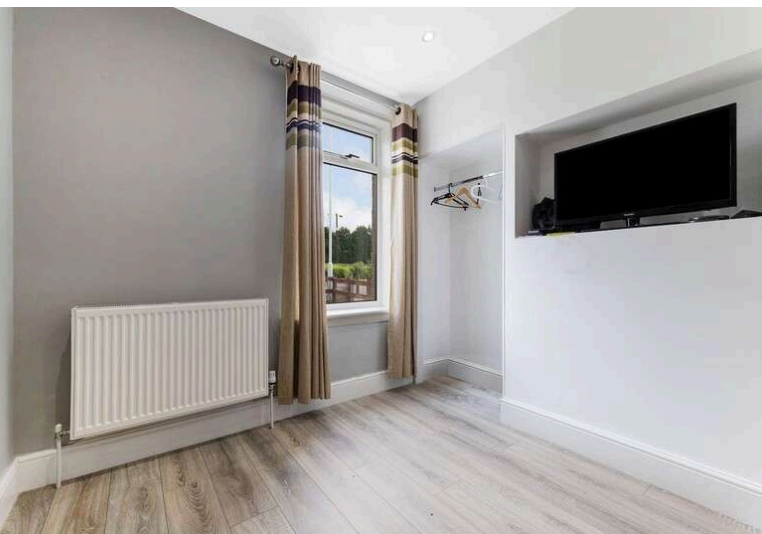
*Solicitors, Estate Agents & Business Lawyers*



**42 Blairwood Terrace, Oakley, KY12 9QG**  
Offers Over £78,000



Well proportioned ground floor flat with good sized gardens to the front and rear (with front and back door). Convenient location close to all amenities. Vestibule. Hall. Lounge. Kitchen. 2 Double bedrooms. Shower room. Double glazing. Gas heating. Modern decor. Laminate flooring. Ideal starter home or BTL. Bright accommodation. Move in condition. EPC - D. EPC



## 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 center, two churches and a 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

- Entrance Vestibule
- Hall with storage cupboard
- Lounge with French door to garden
- Modern fitted kitchen
- 2 Double Bedrooms
- Shower Room
- Double glazed
- Gas heating
- Laminate flooring
- Modern decor
- Generous gardens to front and rear

## ACCOMMODATION

### Entrance Vestibule

Door to hallway

### Hall

with doors to bedrooms, lounge, shower room and kitchen. Storage cupboard

### Lounge - 4.5 m x 4.00m / 14'9" x 13'1"

Good size lounge with French door to back garden. Rear facing

### Kitchen - 4.00 m x 3.30 m / 13'1" x 10'10"

Modern fitted kitchen with stylish floor and wall unit with complementary worktops. Built in oven, hob and cooker hood. Door to garden. Rear facing

### Bedroom 1 - 3.71 m x 3.71 m / 12'2" x 12'2"

Well proportioned double bedroom. Front facing

### Bedroom 2 - 3.30 m x 3.00 m / 10'10" x 9'10"

The second bedroom is also of good proportions. Front facing

### Shower Room - 2.69 m x 1.30 m / 8'10" x 4'3"

Fitted with a modern white double shower unit. Side facing

## Garden

Generously proportioned private gardens to front and rear. The front garden has been laid with stone pebbles for easy maintenance. The larger rear garden is mainly laid to lawn with a few shrubs.

## HEATING

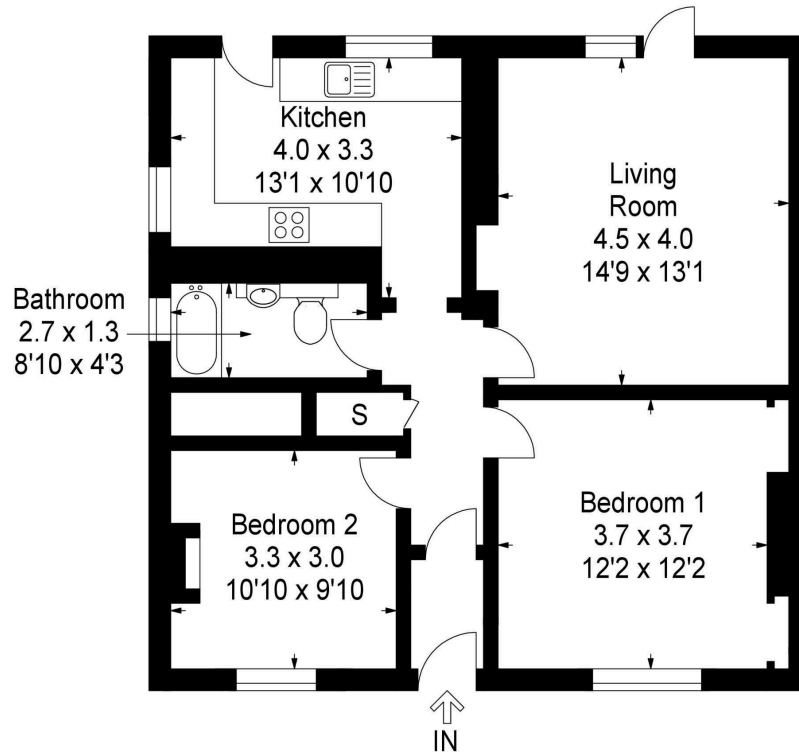
Gas Heating

## GLAZING

Double Glazed

## HOME REPORT

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



**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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## 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

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[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.

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