

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



10 Hamilton Terrace, High Valleyfield, KY12 8UE
Offers Over £89,500



Well proportioned end terraced villa with extension to rear enjoying a pleasant cul-de-sac location with woodland outlook to the front. Entrance hall, Lounge, Kitchen, Dining room/bedroom 3 (with en-suite shower room off), 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Flexible accommodation. Off street parking/monoblock driveway. Ideal family home. Popular property type. EPC - E.

LOCATION

High Valleyfield is a quiet village located approximately four miles West from Dunfermline and within easy reach of the motorway network providing easy access to Glasgow and Edinburgh. The village has shops, a primary school and nursery providing basic day to day necessities and Dunfermline is easily reached for a wider range of amenities.

PROPERTY - EXTENDED END TERRACED VILLA

- Entrance hall
- Lounge
- Kitchen
- Master bedroom (en-suite shower room)/Dining room
- 2 Double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Wood finishings throughout
- Gardens to front and rear
- Off street parking/Monoblock driveway
- Ideal family home
- Attractive cul-de-sac location

Early viewing is a must! Excellent first time purchase or would suit growing family or a buy to let opportunity.

ACCOMMODATION

Entrance Hall

With storage cupboard and door to lounge.

Lounge 5.60 m x 3.20 m / 18'4" x 10'6"

This is a well proportioned lounge which has a feature fire place. French doors leading to the extension (bedroom 3 or formal dining room). Door to kitchen. Front.

Kitchen 3.50 m x 2.20 m / 11'6" x 7'3"

Door to rear garden. Rear.

Master bedroom/Dining room 4.30 m x 3.60 m / 14'1" x 11'10"

This room is part of the extension and it a great addition to any family home, it was purposely built for use as a bedroom and could be used as a formal dining room. French doors to garden. Door to en-suite shower room. Rear/side.

En-suite shower room 2.6 m x 1.6 m / 8'11" x 5'3"

This well proportioned shower room, which is a superb addition, is fitted with a modern suite. Rear.

Landing

With doors to 2 bedrooms and bathroom.

Bedroom 2 4.60 m x 2.70 m / 15'1" x 8'10"

This good sized double bedroom has a built in storage cupboard. Front.

Bedroom 3 3.70 m x 2.90 m / 12'2" x 9'6"

The third bedroom is also of double proportions. Rear.

Bathroom 1.80 m x 1.70 m / 5'11" x 5'7"

Rear.

Garden

There are areas of garden ground to the front and rear of the property. The front garden has been mainly laid in monoblock for off street parking. Attractive planter features. The rear garden comprises a patio area, and area of lawn and borders for general planting. Garden shed.

DRIVEWAY

The front garden has been laid in monoblock offering parking for 2/3 cars.

HEATING

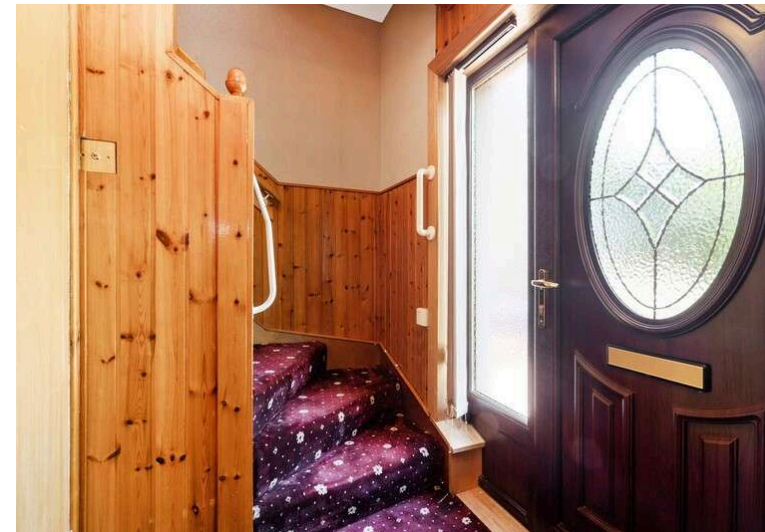
The property has gas central heating.

GLAZING

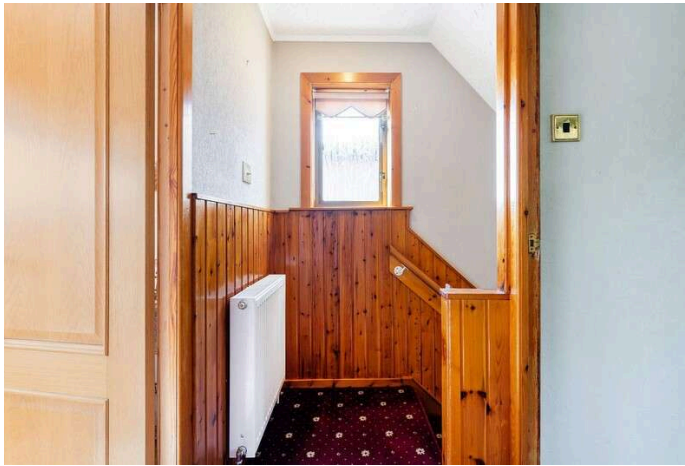
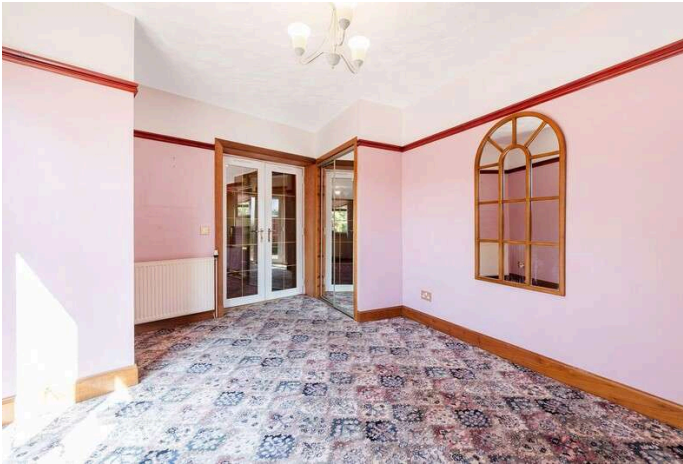
The property has full double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price together with the garden shed.













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

HOME REPORT

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

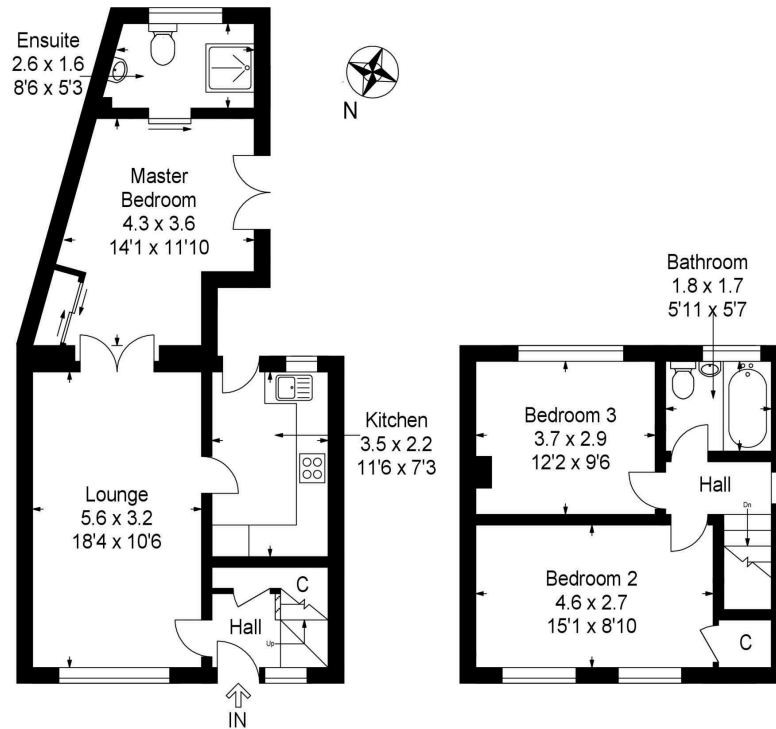
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www.rossconnel.co.uk

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.

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Ground Floor

VistaBee
DIGITAL CONTENT CREATION

First Floor

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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