

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

75 Spencerfield Road, Inverkeithing, KY11 1PH
Offers Over £89,000



Well proportioned mid terraced villa offering ideal family accommodation in a much sought after residential area.

Entrance hall, Lounge, Breakfasting kitchen, 2 Double bedrooms, Box room, Shower room. Double glazing. Gas central heating. Neat gardens to front and rear. Requires modernisation. Great potential. Good storage accommodation. Ideal family home. EPC - C.

LOCATION

The property is located within Inverkeithing, which is well placed for access to the M90, Forth Bridges and Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own train station, which is a short walk from the property offering frequent services to Edinburgh and Fife. This property is conveniently located within walking distance to Inverkeithing Primary school, nursery and Inverkeithing High school. Everyday necessities can be found within Inverkeithing High Street, whilst a short drive takes you to the city of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and further public transport of bus and rail links making this area an ideal commuter base to Edinburgh throughout Fife and east central Scotland.

PROPERTY - MID TERRACED VILLA

- Entrance Hall
- Lounge
- Breakfasting kitchen
- 2 Double bedrooms
- Box room
- Shower room
- Double glazing
- Gas central heating
- Easily maintained gardens
- Ideal family home
- Requires some modernisation and upgrading
- Great potential

ACCOMMODATION

Entrance Hall

With doors to the lounge and kitchen. Stairs to upper level.

Lounge 5.50 m x 4.10 m / 18'1" x 13'5"

This is a well proportioned lounge. Archway to rear hall which has a door leading to the garden. Front.

Breakfasting Kitchen 3.60 m x 3.60 m / 11'10" x 11'10"

The kitchen is of excellent proportions. Storage cupboard. Rear.

Landing

With doors to 2 double bedrooms, box room and shower room. Storage cupboard.

Bedroom 1 3.50 m x 3.00 m / 11'6" x 9'10"

This double bedroom is of good proportions and has a double built in wardrobe with sliding mirror doors. Front.

Bedroom 2

The second double bedroom also enjoys the benefit of a double built in wardrobe with sliding doors. Rear.

Box room 1.90 m x 1.40 m / 6'3" x 4'7"

A handy room which can be used for a variety of purposes. Front.

Shower Room 2.00 m x 1.70 m / 6'7" x 5'7"

The shower room has been upgraded. Rear.

Garden

The property has neatly presented areas of garden ground to the front and rear. The front garden has also laid in chips and has well established borders. The rear garden is fully enclosed and has mainly been laid in red chips for ease of maintenance. Handy toolshed.

HEATING

The property has gas central heating.

GLAZING

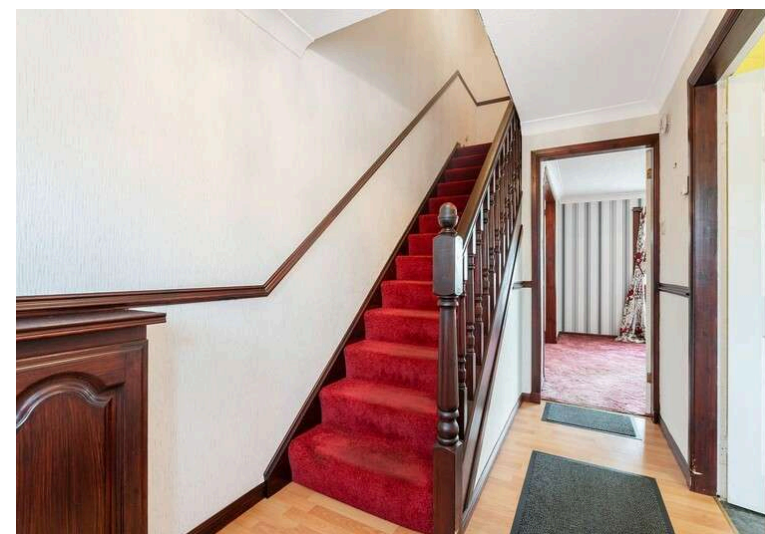
The property is fully double glazed.

EXTRAS

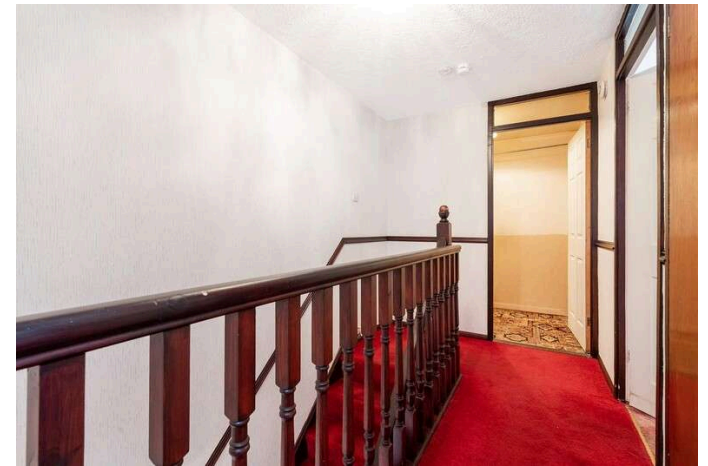
All the carpets and blinds are included in the sale price.

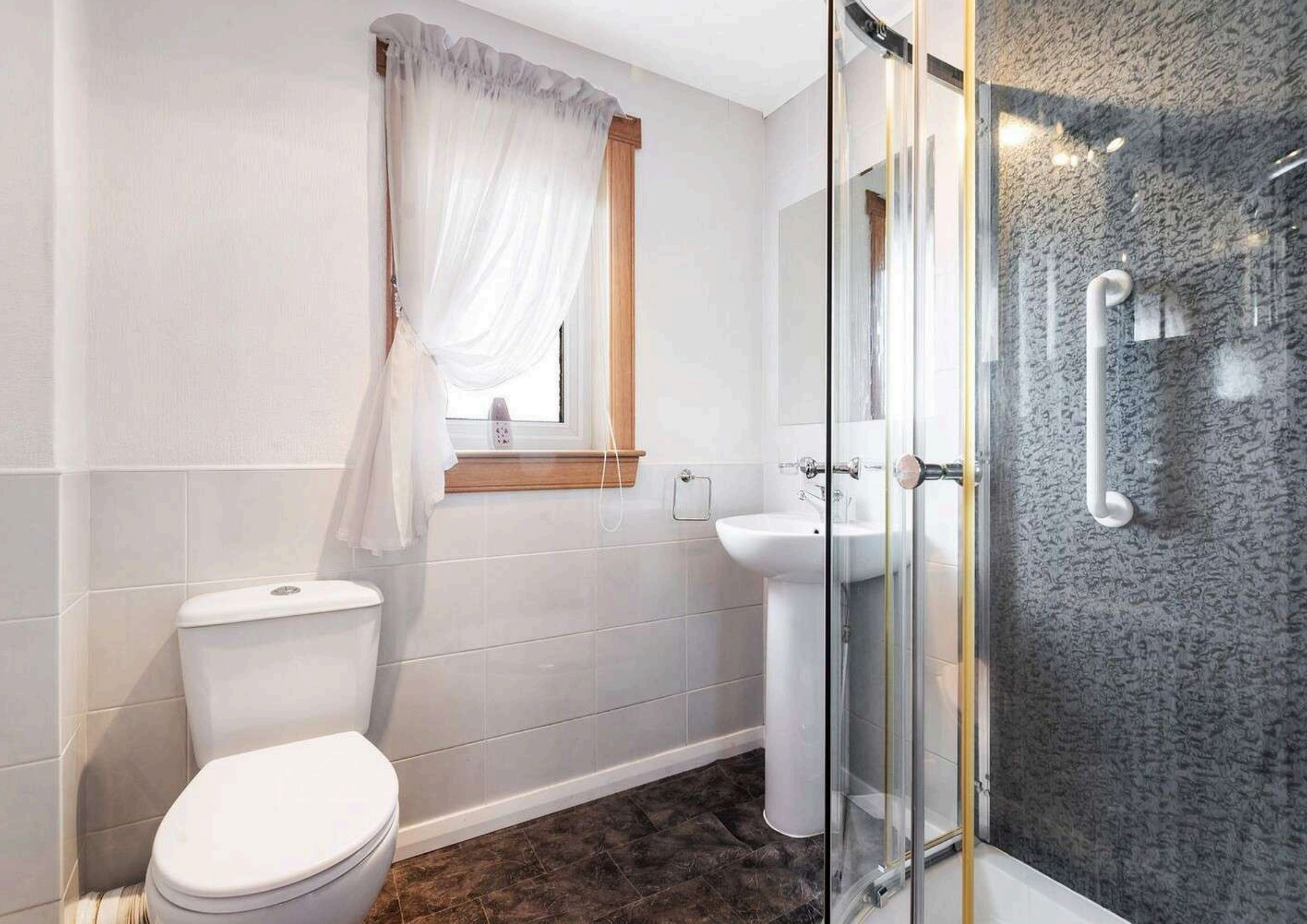
HOME REPORT

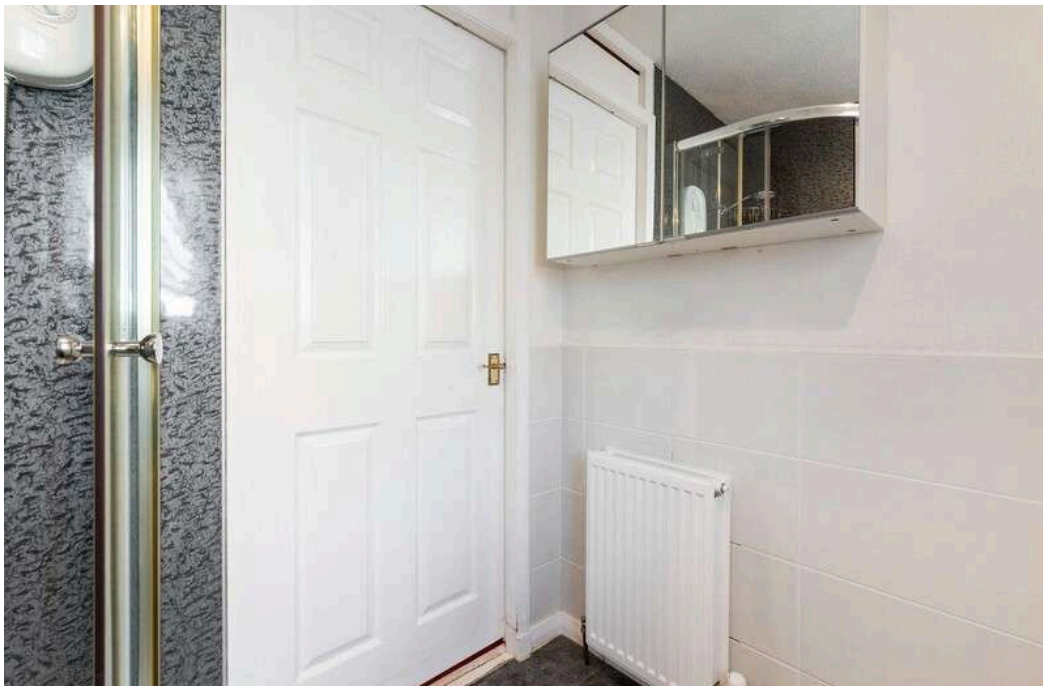
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













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

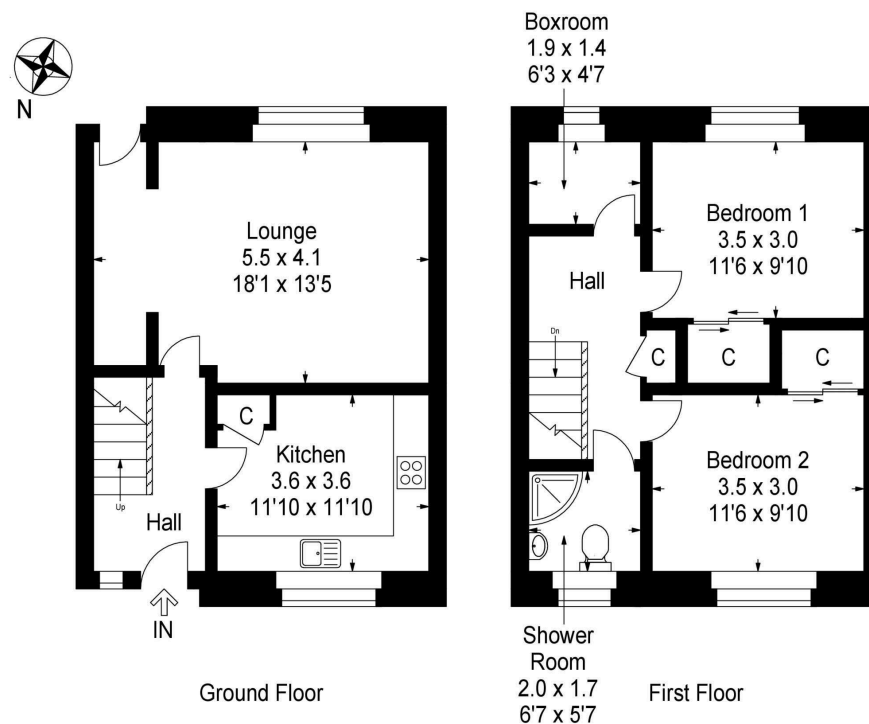
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www.rossconnel.co.uk

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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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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