

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



9 Forth View, Inverkeithing, KY11 1BA
Offers Over £110,000



End terraced villa enjoying a most attractive location with superb, unrestricted open views over the River Forth and Forth Bridges to the rear. Entrance hall, Lounge, Kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central. Gardens to front and rear. Ideal starter home. Buy to let opportunity. Requires some modernisation and upgrading. EPC - C. Council Tax - B. Freehold. EPC Band: 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

PROPERTY - END TERRACED VILLA

- Hall
- Lounge
- Breakfasting kitchen
- 2 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear.
- Super location
- Unrestricted views over River Forth and Forth Bridges
- Ideal starter home
- Ideal buy to let
- Requires general modernisation and upgrading

ACCOMMODATION

Hall

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

Lounge 5.20 m x 3.90 m / 17'1" x 12'10"

A well proportioned lounge, which is best placed to enjoy the superb outlook. Gas fire. Storage cupboard. Rear.

Breakfasting Kitchen 4.20 m x 1.90 m / 13'9" x 6'3"

Front

Landing

With doors leading to the 2 bedrooms and Bathroom. Storage cupboard.

Bedroom 1 3.90 m x 2.90 m / 12'10" x 9'6"

A well proportioned double bedroom. Storage cupboard. Front.

Bedroom 2 3.80 m x 3.10 m / 12'6" x 10'2"

Another good sized double bedroom. Rear.

Bathroom 2.70 m x 1.80 m / 8'10" x 5'11"

Fitted with a coloured suite. Mid.

Garden

The property enjoys areas of garden ground to the front and rear.

HEATING

There is gas central heating.

GLAZING

There is double glazing.

EXTRAS

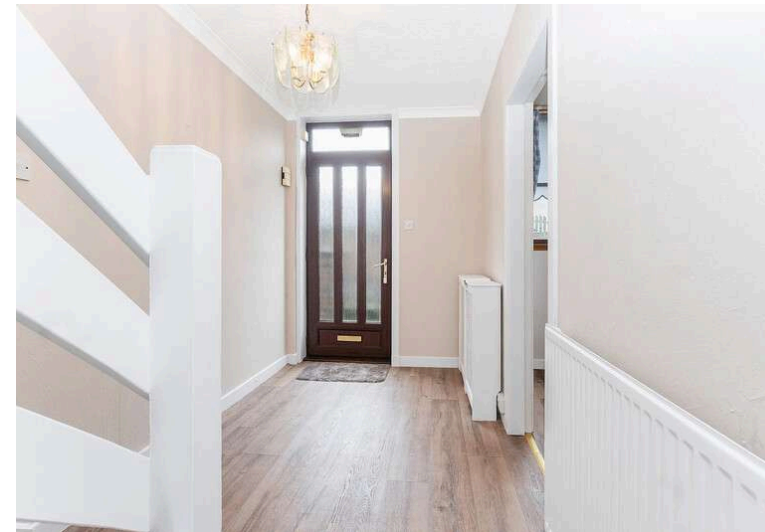
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

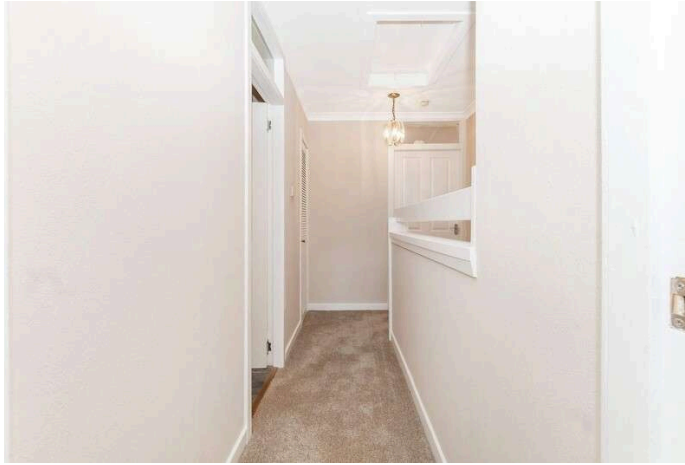
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees given

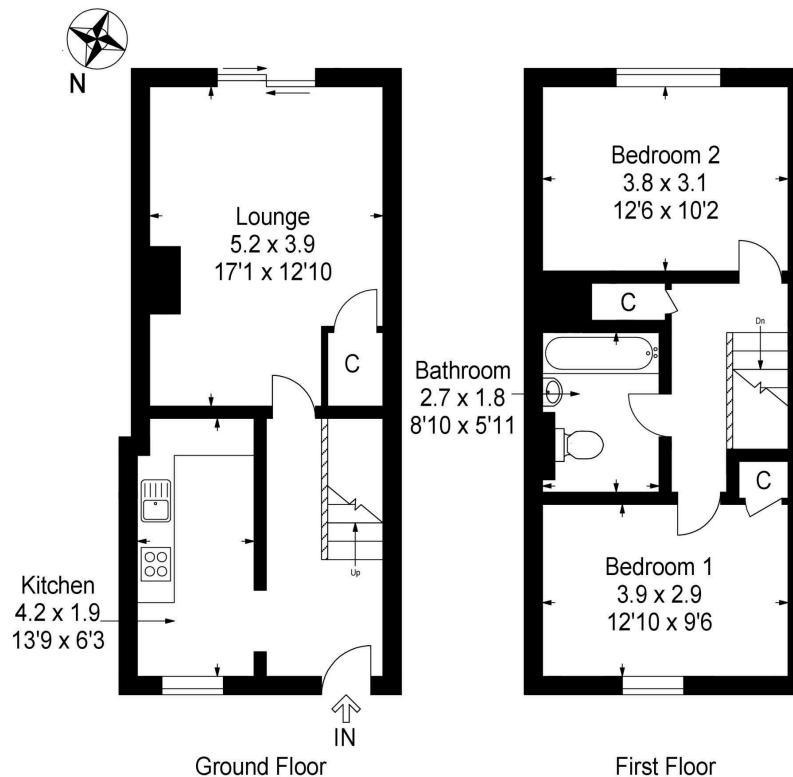












VistaBee
DIGITAL CONTENT CREATION

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 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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