

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



9 Cleveland Drive, Inverkeithing, KY11 1AS
Offers Over £120,000



Well proportioned terraced villa located in popular area close to all local amenities and ideally for placed commuters. Entrance hall Lounge/dining room, Kitchen, 3 Bedrooms, Bathroom. Gas central heating. Double glazing. Lovely gardens to front and rear. Ideal family home. Ideal starter home. EPC - C. Council Tax - B. Freehold.

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 town's proximity to these excellent transport facilities local housing has proved popular with commuters to Edinburgh and 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 - MID TERRACED VILLA

- Hall
- Lounge
- Dining kitchen
- 3 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Ideal family home
- Ideal starter home
- Popular location
- Early viewing recommended

ACCOMMODATION

Hall

With doors to the lounge/dining room and kitchen. Stairs to upper level. Understairs storage cupboard.

Lounge 5.50 m x 3.20 m / 18'1" x 10'6"

This is a good sized lounge. Double doors to dining kitchen. Fireplace. Front.

Dining Kitchen 5.20 m x 2.60 m / 17'1" x 8'6"

This is a well proportioned dining kitchen, which has French doors leading to the garden. Rear.

Landing

With doors to 3 bedrooms and bathroom.

Bedroom 1 4.20 m x 3.30 m / 13'9" x 10'10"

This double bedroom is of good proportions and has a double built in wardrobe. Front.

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

This is a good sized second double bedroom, which also has a double built in wardrobe. Rear.

Bedroom 3 3.20 m x 2.20 m / 10'6" x 7'3"

The third bedroom has a built in storage cupboard. front.

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

Fitted with a white suite. Rear.

HEATING

Gas central heating

GLAZING

Double glazing.

EXTRAS

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













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.

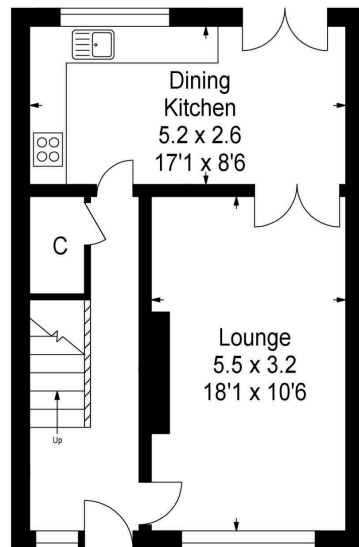
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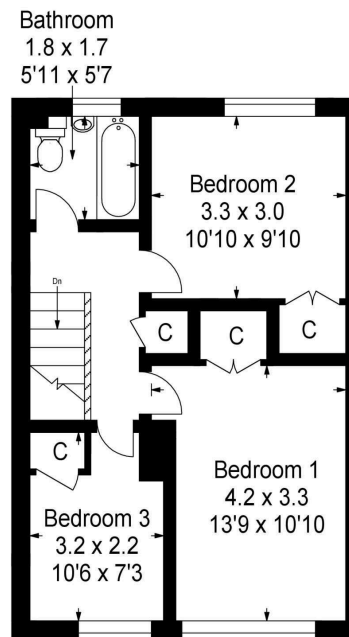
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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



First Floor

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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