

A two-story stone house with a bay window and a yellow door. The house is built of light-colored stone and features a bay window on the ground floor and three dormer windows on the upper floor. The front door is bright yellow, and there is a blue door to its left. The house is surrounded by a well-maintained garden with a lawn, shrubs, and a stone wall in the foreground. A paved path leads to the front door. In the background, there are other houses and a white van parked near a shed.

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

6 Struan Place, Inverkeithing, KY11 1NF
Offers Over £299,000



Beautiful traditional semi detached villa enjoying a most attractive location with an open outlook to the front and within walking distance to the train station. Entrance hall, Lounge (Bay window), Dining room (with original Victorian cooking range), Attractive kitchen, Downstairs WC, 3 Bedrooms, Bathroom (shower set over the bath). Double glazing. Gas central heating. Lovely gardens to front and rear. Fresh decor throughout. Many original features including fireplace, internal panelled doors, stair balustrades and cornicing. Excellent family home in move in condition. Rarely available. EPC - D. Council tax - E. Freehold.

LOCATION

The popular town of Inverkeithing lies just north of the Queensferry Crossing and is well placed for those commuting to Edinburgh, Glasgow and Fife with easy access to the M90, a frequent rail service and the Ferry Toll Park & Ride. There are a good variety of day-to-day amenities on the nearby high street with further options available in neighbouring South Queensferry with its historic high street and variety of cafes, restaurants and popular bars. The City of Dunfermline is approximately five miles away and houses a wider range of amenities, including cinemas, gyms, beautiful green spaces and its famous Abbey. Schooling from primary to secondary level is available within close proximity.

PROPERTY - SEMI DETACHED VILLA

- Entrance vestibule
- Hall
- Downstairs WC
- Lounge (Feature fireplace and bay window)
- Dining room (featuring original Victorian cooking range)
- Attractive fitted kitchen
- Bathroom (with shower set over the bath)
- 3 Bedrooms
- Double glazing
- Gas central heating
- Lovely gardens to front and rear
- Superb location with open views to the front
- Excellent family home

ACCOMMODATION

Entrance Vestibule

There are coat hooks, a decorative tiled floor and original stained glass inner front door.

Hall

This is a lovely, bright and spacious hall, which has the original panelled doors leading to the lounge, dining room and mid hall. Stairs with original balustrades and turned spindles leads to the upper level.

Lounge 4.90 m x 4.50 m / 16'1" x 14'9"

This is a beautiful lounge which boasts a living flame gas fire set in a period style fireplace, a large bay window, sanded and varnished floor and cornicing. Wall press. Front.

Dining Room 3.60 m x 3.60 m / 11'10" x 11'10"

Another lovely public room which features the original Victorian cooking range.. Door to kitchen. Rear.

Kitchen 3.70 m x 2.20 m / 12'2" x 7'3"

A most attractive kitchen, which has gas hob, electric oven, built in fridge freezer, dishwasher and washing machine. It also has a plinth heater. Door to WC. Rear.

Downstairs WC

This is a handy addition to any family home. Cupboard contains water isolator lever for outside tap. Mid.

Mezzanine Level

Cupboard contains gas boiler and access to rear floored loft space, with lights, by means of a Ramsay ladder. Door to bathroom. Stairs to top landing.

Bathroom 2.40 m x 2.20 m / 7'10" x 7'3"

Fitted with a modern white suite with shower set over the bath.

Landing

Access to bedrooms and main floored loft space, with lights, by means of a Ramsay ladder. Large skylight allowing added natural light.

Bedroom 1 3.60 m x 3.60 m / 11'10" x 11'10"

A well proportioned double bedroom. Rear.

Bedroom 2 4.30 m x 3.40 m / 14'1" x 11'2"

Another good sized double bedroom. Open outlook. Front.

Bedroom 3 3.20 m x 2.50 m / 10'6" x 8'2"

This is another lovely bedroom that enjoys the open outlook. Front.

Gardens

There are most attractive areas of garden ground to the front and rear. The front garden comprises an area of lawn with borders for general planting. Whilst the larger rear garden comprises a monoblock patio area, an area of lawn, rockery and borders for general planting. The rear garden is fully enclosed by fencing and walling and offers a pet and child safe environment. The garden shed is included in the sale and has power and light to it. There is an outside tap and an outside socket.

HEATING

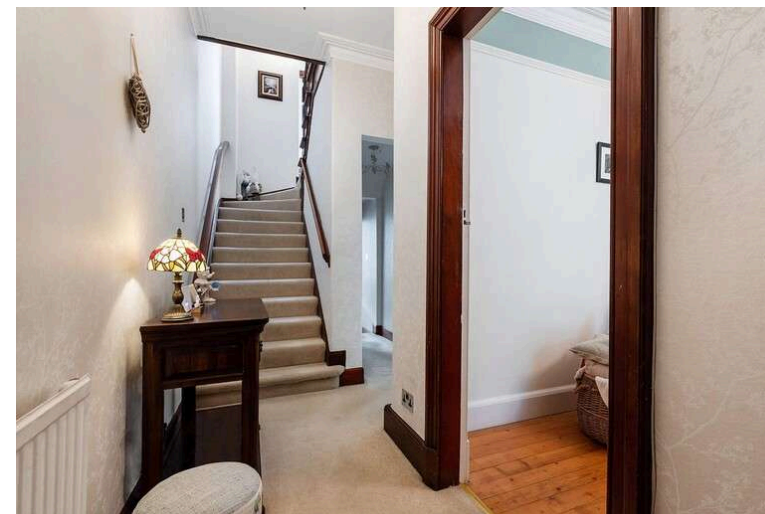
Gas central heating.

GLAZING

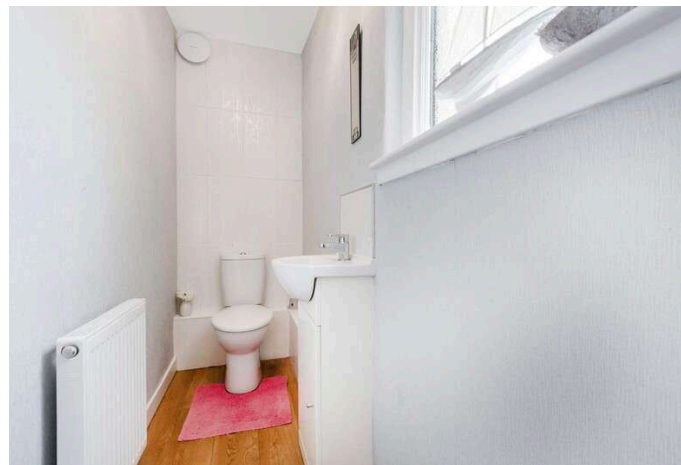
Double glazing.

EXTRAS

All integrated kitchen appliances, the curtains and light fittings are also included, along with the carpets and blinds, in the sale













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)



© VistaBee 2023

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 Lee-Anne Smith 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.

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE
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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connel.co.uk

