

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



24 Swintons Place, Hill of Beath, KY4 8DR
Offers Over £114,000



Well proportioned and neatly presented end terraced villa enjoying a pleasant corner plot within a most popular village location. Entrance hall, Attractive open plan living - Lounge, Dining room, Breakfasting kitchen, 2 Double bedrooms (Master en-suite shower room), Bathroom. Double glazing. Gas central heating. Gardens to front, side and rear. Ideal starter home in move in condition. Ideal for first time buyers, couples and small families. Modern decor. Good storage. Ample off street parking. EPC - D. Council Tax - B. Freehold.

LOCATION

Hill of Beath is located approximately five miles northeast of Dunfermline between Crossgates and Cowdenbeath. There is a local primary school in Hill of Beath along with grocery shop/post office. The secondary school is easily accessible in Cowdenbeath while the town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. Cowdenbeath railway station connects with both Dunfermline and Edinburgh while there is easy access to the motorway network, all of which makes it an ideal location for commuting.

PROPERTY - END TERRACED VILLA

- Hall
- Lounge
- Dining room
- Breakfasting kitchen
- 2 Double bedrooms (master en-suite shower room)
- Family Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Neatly presented
- Superb starter home
- Modern decor

ACCOMMODATION

Hall

With doors to lounge. Stairs to upper level.

Lounge 3.90 m x 3.20 m / 12'10" x 10'6"

This is a bright, well proportioned lounge. Archway to dining room. Front.

Dining Room 3.30 m x 2.20 m / 10'10" x 7'3"

With archway to kitchen. Rear.

Kitchen 3.30 m x 2.60 m / 10'10" x 8'6"

The kitchen is fitted with modern floor and wall units with complementary worktops with matching breakfast bar. Door to garden. Rear.

Landing

With doors to 2 bedrooms and bathroom. Storage cupboard.

Bedroom 1 3.70 m x 2.70 m / 12'2" x 8'10"

This double bedroom enjoys the benefit of full width built in wardrobes with sliding mirror doors. Door to en-suite. Front.

En-suite Shower room 2.10 m x 1.40 m / 6'11" x 4'7"

This is a superb addition to any family home. Fitted with a shower set in a shower compartment and wash hand basin. Front.

Bedroom 2

The second bedroom is also of double proportions. Rear.

Bathroom 2.80 m x 1.70 m / 9'2" x 5'7"

Fitted with a white suite. Rear.

Gardens

There are neatly presented areas of garden ground to the front, side and rear of the property which have been mainly laid in slabs for ease of maintenance. The rear garden is fully enclosed.

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

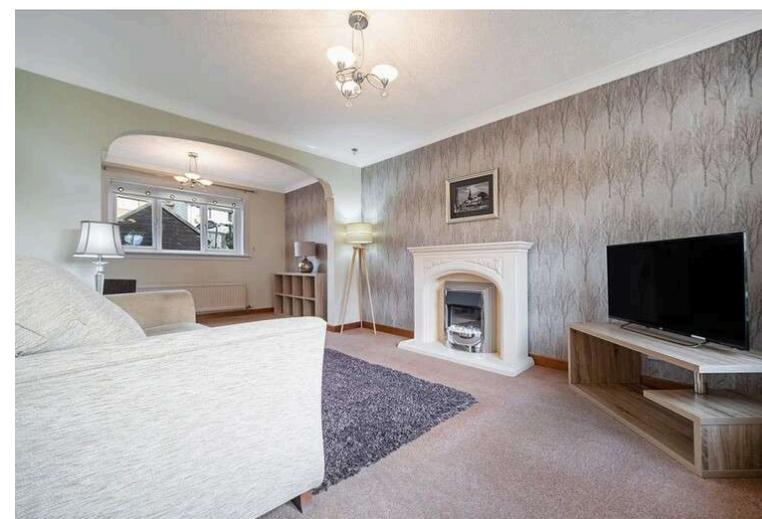
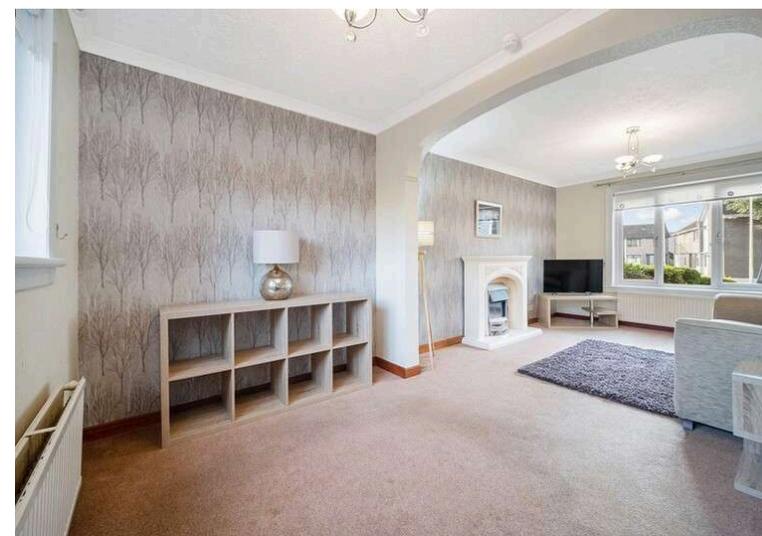
All the fitted carpets, blinds and light fittings are included in the sale price.

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

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees given.













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

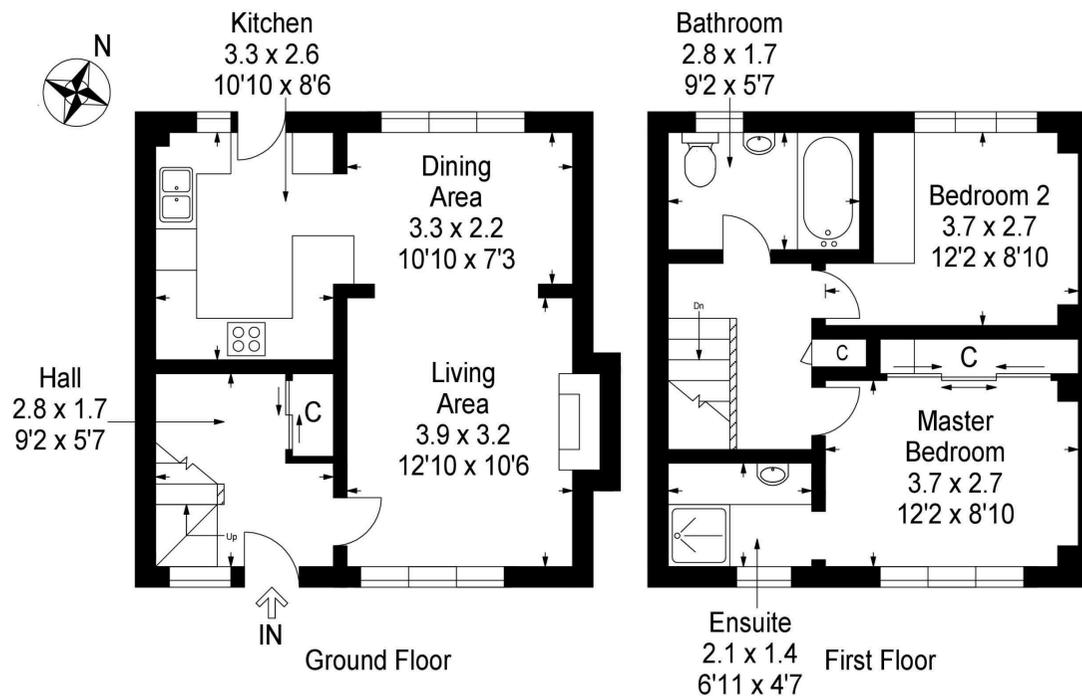
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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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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