

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



20 Preston Crescent, Inverkeithing, KY11 1DR
Offers Over £127,000



Most attractive semi detached villa enjoying a superb location with an attractive open outlook over the grass amenity area to the Bridges beyond. Entrance hall, Lounge, Attractive breakfasting kitchen, 2 Double bedrooms, Modern shower room. Double glazing. Gas central heating. Neat gardens to front and rear. Off street parking area for 2 cars (enclosed by fencing). Ideal starter home in move in condition. Modern decor. Well maintained. Internal viewing essential! EPC - C. Council Tax - C. Freehold.

LOCATION

The property attractively located within Inverkeithing, which is well placed for access to the M90, Forth Road Bridge and the Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own station, which is a short walk from the property offering frequent services to Edinburgh and Fife. 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 also further public transport of bus and rail links making this area an ideal commuter base to Edinburgh throughout Fife and east central Scotland.

PROPERTY - SEMI DETACHED VILLA

- Hall
- Lounge
- Breakfasting kitchen
- 2 Bedrooms (with built in storage)
- Modern shower room
- Double glazing
- Gas central heating
- Attractive gardens to front, side and rear
- Modern decor
- Neatly presented throughout
- Superb corner location
- Attractive open views towards the Bridges
- Ideal starter home in move in condition

ACCOMMODATION

Hall

With built in storage. Door to lounge.

Lounge 4.70 m x 3.80 m / 15'5" x 12'6"

This is a good sized lounge, which enjoys the superb open views. Door to kitchen. Stairs to upper level. Front.

Breakfasting Kitchen 3.80 m x 2.40 m / 12'6" x 7'10"

This kitchen is well fitted with modern floor and wall units with complementary worktops with matching breakfasting bar. Door to garden. Rear.

Landing

With doors to 2 bedrooms and shower room. Storage cupboard.

Bedroom 1 3.60 m x 2.70 m / 11'10" x 8'10"

The main double bedroom enjoys the built of a deep built in storage cupboard. Superb outlook. Front.

Bedroom 2 3.00 m x 2.60 m / 9'10" x 8'6"

The second bedroom has a full width built in wardrobe with sliding mirror doors. Rear.

Shower Room 2.00 m x 1.80 m / 6'7" x 5'11"

The original bathroom has upgraded to a shower room, which is fitted with a modern white suite incorporating a shower set in a fully tiled, double shower compartment. Side.

Gardens

There are neat areas of garden ground to the front, side and rear. The front garden comprises an area of lawn, a patio area and is enclosed by fencing and hedging. The rear garden comprises a most attractive patio with chipped areas and offers a low maintenance area fully enclosed by good quality fencing. Gate to side garden which offers off street parking.

OFF STREET PARKING

There is an area of off street parking for 2 cars and it's fully enclosed by good quality fencing and gate.

HEATING

Gas central heating.

GLAZING

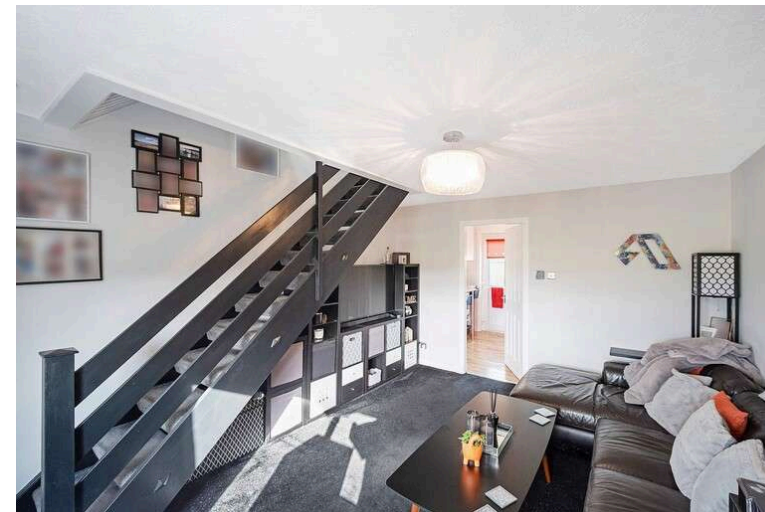
Double glazing.

EXTRAS

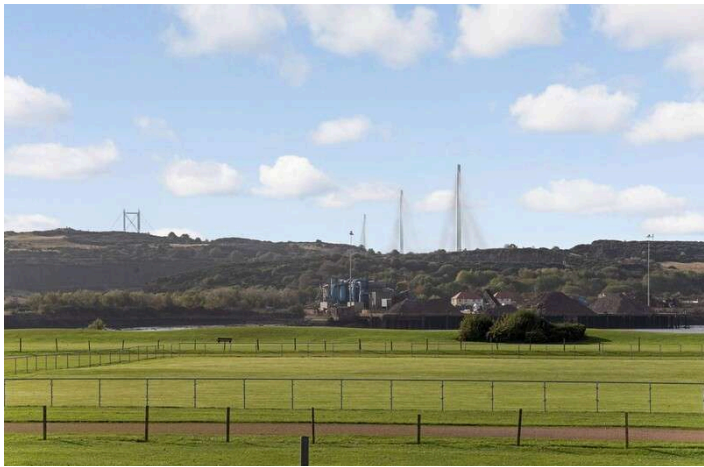
All the fitted carpets, blinds and light fittings are included in the sale price.

HOME REPORT

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













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

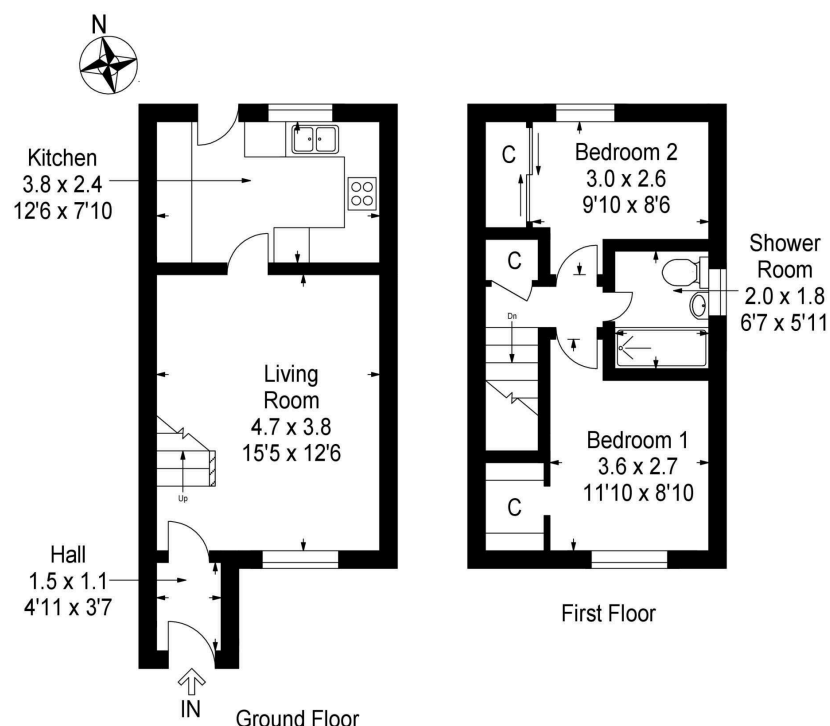
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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