

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



31 Tweed Street, Dunfermline, KY11 4NA
Offers Over £104,000



Well proportioned mid terraced villa conveniently located close to local amenities and schools. Entrance hall, Lounge, Kitchen, 2 Double bedrooms, Bathroom. Gas central heating. Double glazing. Gardens to front and rear. Timber garage to the rear. Requires some modernisation and upgrading. Ideal starter home in popular area. Great potential. Buy to let opportunity. EPC - E. Council Tax - A. Freehold

LOCATION

Tweed Street is conveniently located within easy access of amenities with an extensive variety of shops, restaurants and Leisure facilities all within walking distance of the property with both primary and secondary schooling close to hand. Transport links available via several local Train Stations, all offering a service to Edinburgh as well as the M90 motorway and Halbeath and Inverkeithing Park and Ride. Bus routes close to hand.

PROPERTY - MID TERRACED VILLA

- Hall
- Lounge
- Kitchen
- 2 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Ideal starter home
- Requires modernisation and upgrading
- Popular location close to local amenities and schools

ACCOMMODATION

Hall / Landing

With door to lounge and kitchen. Stairs to upper level. Understairs storage cupboard.

Lounge 5.60 m x 3.10 m / 18'4" x 10'2"

This is a well proportioned lounge. Feature fireplace. Twin aspect to front and rear.

Kitchen 3.40 m x 2.40 m / 11'2" x 7'10"

Storage cupboard. Door to garden. Rear.

Landing

With doors to 2 bedrooms and bathroom. Access to loft via loft ladder.

Bedroom 1 4.50 m x 2.70 m / 14'9" x 8'10"

A good sized double bedroom. Storage cupboard. Front

Bedroom 2 3.60 m x 2.80 m / 11'10" x 9'2"

Another well proportioned double bedroom. Rear.

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

Fitted with a coloured suite. Rear

Gardens

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

GARAGE

There is a timber sectional garage to the rear of the property.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All 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

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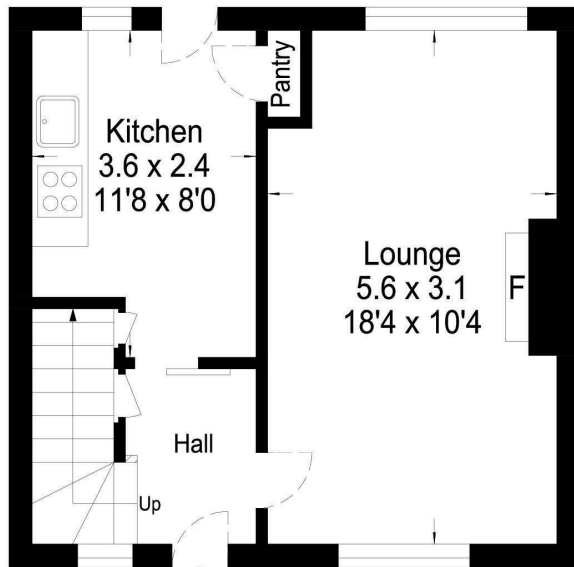
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

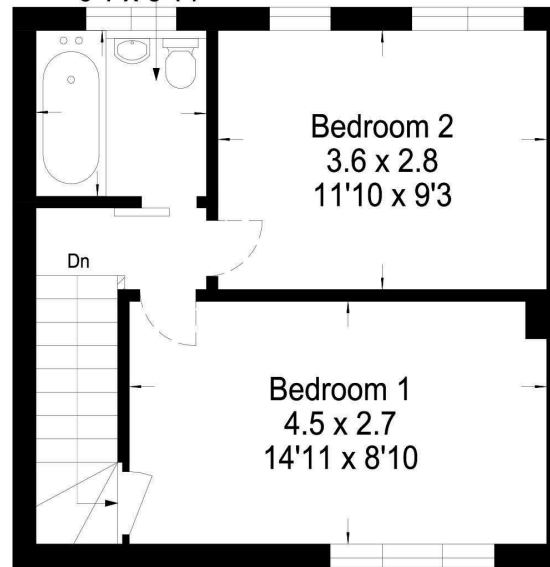
The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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

Bathroom
1.8 x 1.8
6'1 x 5'11



Ground Floor



First Floor

VistaBee

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 2024

