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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**3 Glebe Terrace, Inverkeithing, KY11 1LU**  
Offers Over £59,950



Ground floor flat offering ideal starter or buy to let accommodation in a pleasant location convenient for transport links.

Entrance Hall, Lounge, Kitchen, Rear hall, Double bedroom, Bathroom.  
Double glazing. Gas central heating. Garden to rear. Great potential. EPC - C.  
Council Tax - A. Freehold



#### LOCATION

The property is located within Inverkeithing, which is well placed for access to the M90, Forth Road Bridge and 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 - GROUND FLOOR FLAT

- Hall
- Lounge
- Kitchen
- Double bedroom
- Shower room
- Gas central heating
- Double glazing
- Gardens to rear
- Requires some modernisation
- Great potential
- Ideal starter home
- Buy to let opportunity

#### ACCOMMODATION

##### Hall

With doors to the lounge, bedroom and bathroom. Storage cupboard.

##### Lounge 3.80 m x 3.10 m / 12'6" x 10'2"

This is a bright, well proportioned lounge. Door to kitchen. Front.

##### Kitchen

Storage cupboards. Door to Rear hall. Rear.

##### Rear hall

With door to the garden.

##### Bedroom 3.8 m x 3.1 / 12'6" x 10'2"

This double bedroom is located to the front.

##### Shower Room 1.90 m x 1.50 m / 6'3" x 4'11"

Fitted with a white suite. Rear.

##### Garden

There is a private area of garden ground to the rear.

##### HEATING

Gas central

##### GLAZING

Insert Glazing Info Here

##### EXTRAS

All the 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

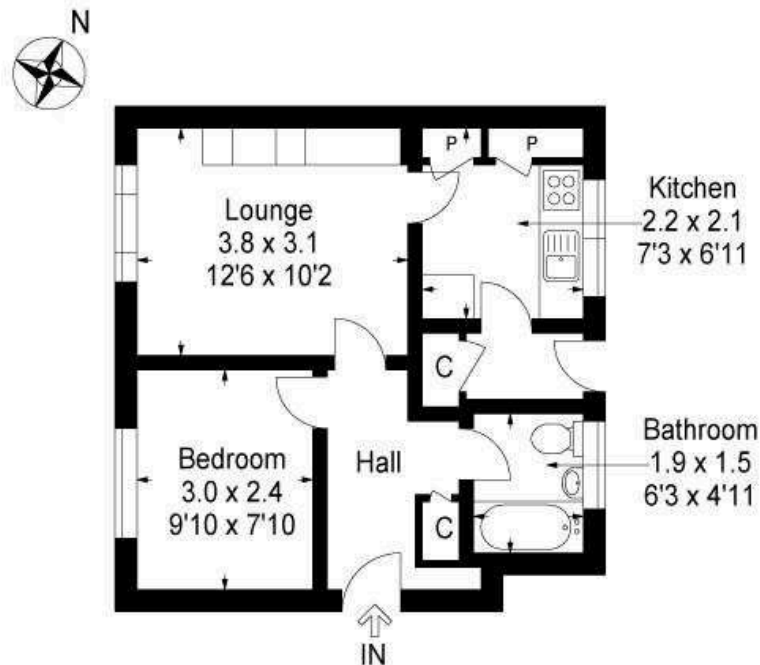
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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

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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