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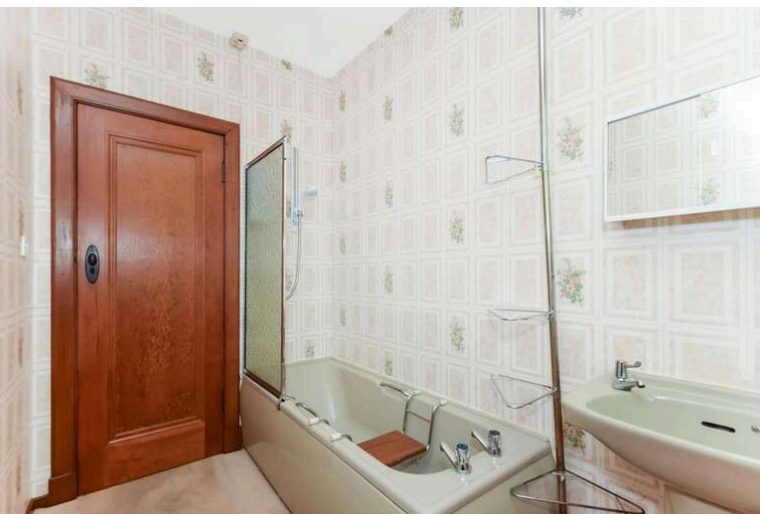


24 Boreland Road, Inverkeithing, KY11 1DA
Offers Over £239,950



Rarely available traditional detached bungalow (1930s) enjoying a much sought after and very convenient location close to town centre, railway station and schools.

Entrance Vestibule, Hall, Lounge, Dining room/Bedroom 3, Kitchen, Rear Hall, Utility area, WC, 2 Double Bedrooms, Bathroom. Part electric Heating. Double Glazing. Attractive gardens to front and rear. Detached garage. Long Driveway. Flexible accommodation. Ideal Family Home. Requires modernisation and upgrading. Many original features. Good storage. Excellent potential. EPC E. Council Tax - D. Freehold.



LOCATION

Boreland Road enjoys an extremely convenient location within the popular town of Inverkeithing, which 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 a few minutes walk from this property.

PROPERTY - DETACHED BUNGALOW

- Entrance Vestibule
- Hall
- Lounge
- Kitchen
- Utility area
- WC
- 3 Bedrooms
- Bathroom
- Part electric heating & Double glazing
- Most attractive gardens to front and rear
- Detached garage
- Long driveway - parking for many cars
- Many period features
- Great potential

ACCOMMODATION

Entrance Vestibule

With door to hall.

Hall 4.00 m x 2.30 m / 13'1" x 7'7"

This is a very spacious hall which has the original panelled doors leading to the lounge, dining room, 2 bedrooms and bathroom. Access to loft.

Lounge

A lovely spacious lounge featuring a large bay window. Door to kitchen. Wall press. Front.

Kitchen 3.80 m x 2.70 m / 12'6" x 8'10"

With door to rear hall. Side.

Rear Hall

With door to utility area. Door to garden.

Utility area 1.90 m x 1.80 m / 6'3" x 5'11"

This is a very handy area. Door to WC.

WC 1.90 m x 1.00 m / 6'3" x 3'3"

Fitted with a white suite. Side.

Bedroom 1/Dining room 4.80 m x 3.90 m / 15'9" x 12'10"

This is a superbly proportioned room, which is very flexible and offers use as a public room or a bedroom. Bay window. Wall press. Front.

Bedroom 2 3.50 m x 3.20 m / 11'6" x 10'6"

This is a good sized double bedroom. Wall press. Rear.

Bedroom 3 3.20 m x 3.00 m / 10'6" x 9'10"

The third bedroom is also of double proportions. Wall press. Rear.

Bathroom 2.50 m x 1.80 m / 8'2" x 5'11"

Fitted with a coloured suite. Side.

Gardens

The property enjoys most attractive, well maintained areas of garden ground to the front and rear. Garden shed.

GARAGE/DRIVEWAY

There is a long tarmac driveway leading to the detached garage and further parking area.

HEATING AND GLAZING

Part electric heating & Double glazing

EXTRAS

All the fitted 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

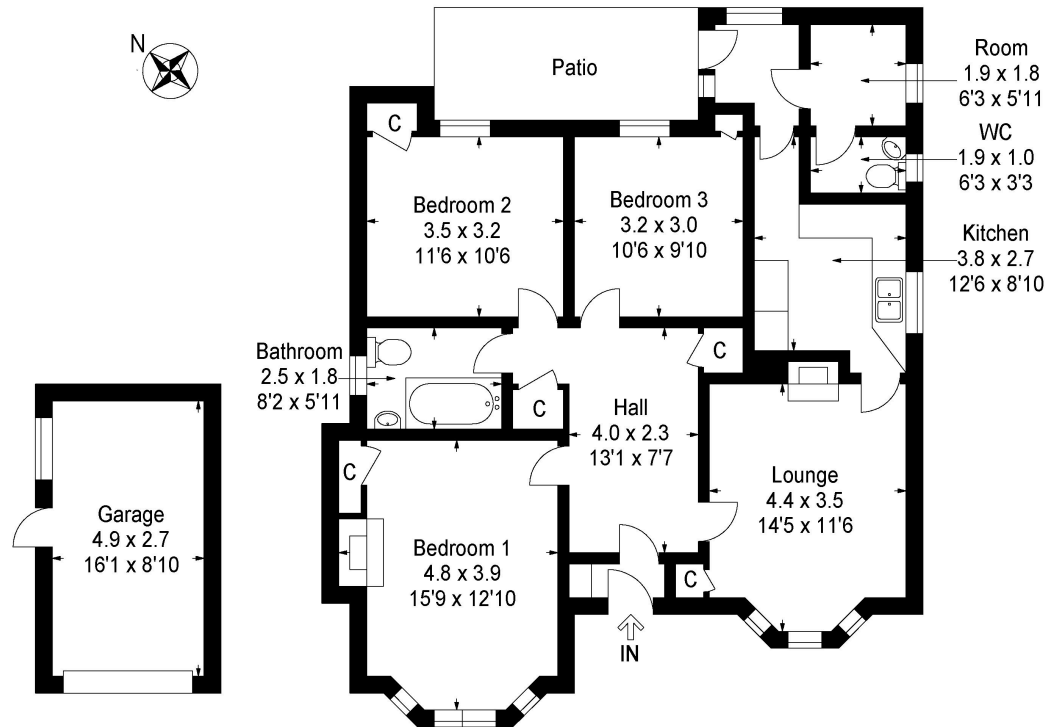
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

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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www.rossconnel.co.uk



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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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