

A two-story semi-detached house with a light-colored, textured exterior. The house features several windows with dark frames, a satellite dish on the wall, and a small balcony. The front garden is well-maintained with various plants, including a large evergreen tree on the left and a wooden fence in the foreground. The sky is blue with scattered white clouds.

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

**77 Spencerfield Road, Inverkeithing, KY11 1PH**  
**Offers Over £119,950**





**Bright and well proportioned end terraced villa a pleasant position in very popular residential area close to all local amenities, schools and railway station.**

**Hall, Lounge, Breakfasting kitchen, 2 Double bedrooms, Box room, Bathroom. Double glazing. Gas central heating. Attractive gardens to front and rear. Good storage accommodation. Ideal family/starter home. EPC - D. Council tax -B. Freehold**





#### LOCATION

Spencerfield Road forms part of a very popular residential estate 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 - END TERRACED VILLA

- Entrance hall
- Lounge
- Breakfasting kitchen
- 2 Double bedrooms
- Box room
- Bathroom
- Double glazing
- Gas central heating
- Attractive gardens to front, side and rear
- Ideal family/starter home
- Popular property type

#### ACCOMMODATION

##### Entrance Hall

With doors to lounge and breakfasting kitchen. Storage cupboard. Stairs to upper level.

##### Lounge 4.26 m x 3.44 m / 14'0" x 11'3"

This is a good sized lounge. Door to rear hall. Rear.

##### Breakfasting Kitchen

This is a well proportioned kitchen. Front.

##### Landing

With doors to 2 bedrooms, box room and shower room.

##### Bedroom 1 3.19 m x 3.10 m / 10'6" x 10'2"

A spacious double bedroom which enjoys the benefit of a built in wardrobe with sliding doors. Rear.

##### Bedroom 2 3.20 m x 2.39 m / 10'6" x 7'10"

The second bedrooms is also of good proportions and boasts a built in wardrobe with sliding doors. Front.

##### Box room 1.92 m x 1.23 m / 6'4" x 4'0"

This is a handy room. Rear.

##### Shower Room 1.92 m x 1.44 m / 6'4" x 4'9"

Fitted with a white suite. Front.

##### Gardens

This property enjoys attractive garden areas to the front and rear.

##### ON STREET PARKING

There is ample parking in the area.

##### HEATING

Gas central heating

##### GLAZING

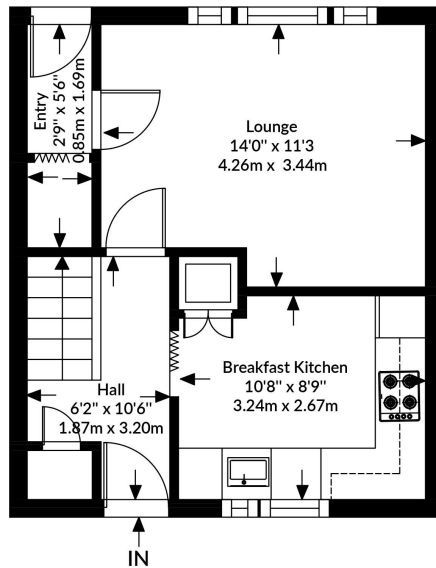
Double glazing

##### EXTRAS

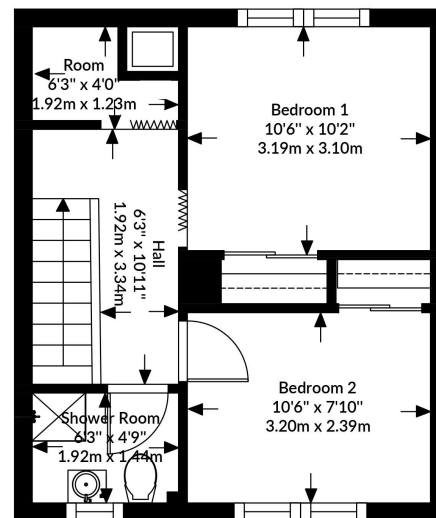
All the fitted carpets and blinds are included in the sale price.

##### HOME REPORT

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



FLOOR 1



FLOOR 2

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

**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](http://www.rossconnel.co.uk)

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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