

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

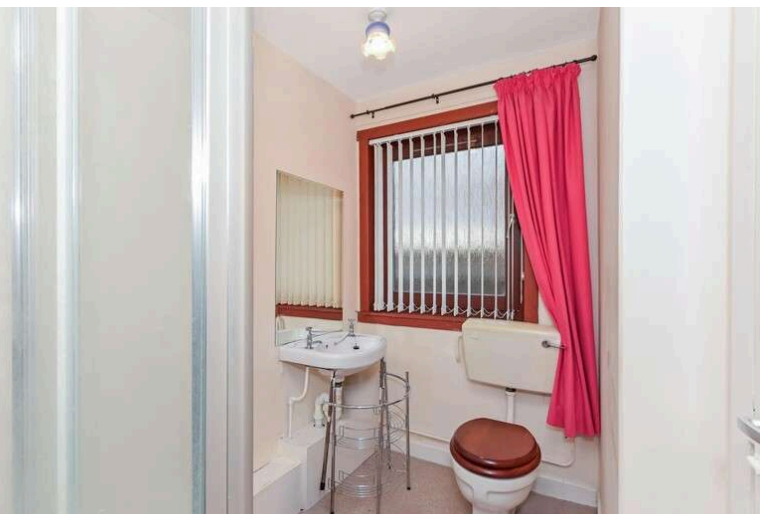


11 Skye Road, Dunfermline, KY11 4DP
Offers Over £69,950



Attractive ground floor flat enjoying a corner position in a very convenient location close to all local amenities.

Entrance Hall, Lounge, Fitted Kitchen (Appliances included), Double Bedroom, Shower room. Gas central heating. Double glazing. Private gardens to front, side and rear. Area for off street parking. Ideal starter home in move in condition. Well maintained. Gardens to front and rear. EPC - D. Council Tax - A. Freehold.



LOCATION

Skye Road is very 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 - GROUND FLOOR FLAT

- Entrance Hall
- Lounge
- Kitchen
- Double bedroom
- Shower room
- Double glazing
- Gas central heating
- Private gardens to front, side and rear
- Off street parking
- New roof in 2018
- Ideal starter home
- Popular residential area
- Close to shops etc

ACCOMMODATION

Hall

With door to lounge.

Lounge 4.90 m x 3.80 m / 16'1" x 12'6"

This is a bright and well proportioned lounge. Door to kitchen and rear hall. Storage cupboard. Front.

Kitchen

The kitchen, which is also bright, is well fitted with modern floor and wall units with complementary worktops. Rear.

Rear Hall

With doors to the bedroom and shower room.

Bedroom 3.80 m x 2.80 m / 12'6" x 9'2"

A good sized double bedroom with storage cupboard. Front.

Shower Room 1.20 m x 2.20 m / 3'11" x 7'3"

The shower room is fitted with a white suite. Rear.

Garden

There is a private areas of garden ground to the front, side and rear of the property.

Parking

There is an area to the front of the property for off street parking. Please note that the kerb has not been dropped.

HEATING

Gas central heating. Gas boiler replaced in 2022.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets and blinds together with the kitchen appliances 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

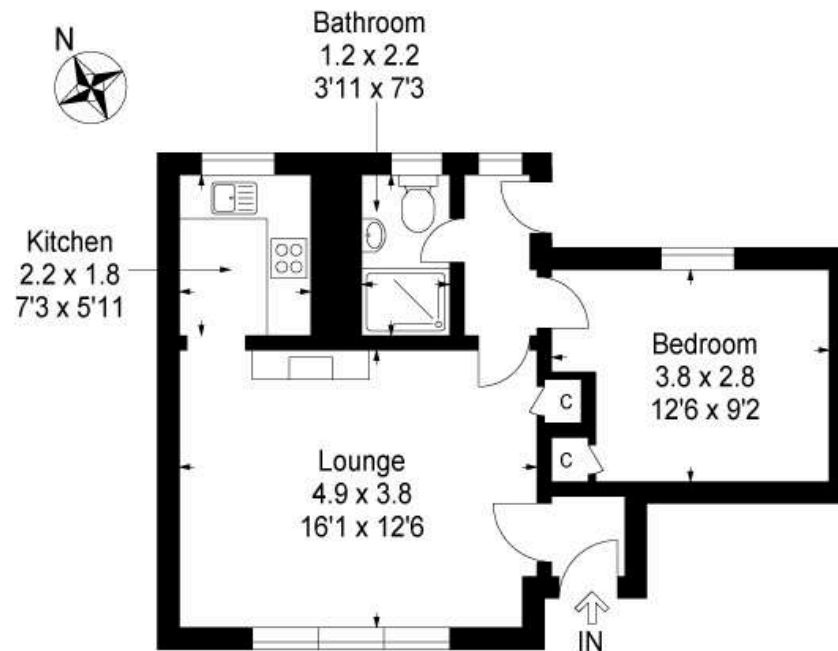
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www.rossconnel.co.uk

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.

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



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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