
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



64 Struan Place, Inverkeithing, KY11 1PB
Offers Over £284,950



Bright and Well proportioned detached villa offering superb family accommodation in a much sought after area. The property enjoys an elevated position with attractive open views to the front. Entrance Hall, Downstairs WC, Lounge, Dining room, Sun room, Modern kitchen, Utility room, Master bedroom (En-suite shower room), Family bathroom. Double glazing. Gas central heating. Attractive gardens to front and rear. Double garage. Driveway. Well maintained. Neatly presented throughout. Internal viewing a must! EPC - C. Council Tax - D. Freehold.

LOCATION

The very popular town of Inverkeithing 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 Rosyth, Dalgety Bay and Dunfermline. Inverkeithing has primary and secondary schooling located nearby. 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 proximity.

PROPERTY - DETACHED VILLA

- Entrance Hall
- Lounge
- Dining room
- Sun/Family room
- Attractive kitchen
- Utility room
- 4 Bedrooms (Master en-suite)
- Family Bathroom
- Double glazing
- Gas central heating
- Lovely, low maintenance gardens
- Double garage
- Driveway
- Modern decor
- Ideal family home
- Move in condition
- Rarely available
- Great views to front
- Open aspect to the rear

ACCOMMODATION

Hall

With doors to the WC, Lounge and kitchen. Stairs to upper level.

Downstairs WC 1.30 m x 1.20 m / 4'3" x 3'11"

A handy room in any family home. Fitted with a white suite. Side.

Lounge 5.10 m x 3.30 m / 16'9" x 10'10"

A very bright lounge and spacious featuring a box bay window capturing an attractive open outlook. Feature fireplace. Archway to dining room. Front.

Dining Room 3.90 m x 3.30 m / 12'10" x 10'10"

Another attractive public room. French doors to sun/family room. Mid

Sun/Family room 3.30 m x 2.20 m / 10'10" x 7'3"

This is a great addition to any family home. Patio doors to garden. Rear.

Kitchen 3.90 m x 2.30 m / 12'10" x 7'7"

The well proportioned kitchen is well fitted with floor and wall units. Door to utility room. Side.

Utility Room 2.30 m x 2.20 m / 7'7" x 7'3"

Fitted with modern floor units. Door to garden. Rear.

Landing

With access to 4 bedrooms and family bathroom.

Master Bedroom 4.30 m x 2.60 m / 14'1" x 8'6"

The master bedroom is an excellent size and enjoys the benefit of a double built in wardrobe with sliding doors. Attractive open outlook. Front.

En-suite Shower room 1.80 m x 1.30 m / 5'11" x 4'3"

Fitted with a modern white suite. Side.

Bedroom 2 3.20 m x 3.10 m / 10'6" x 10'2"

Another well proportioned double bedroom. Built in wardrobe. Front.

Bedroom 3 3.50 m x 2.20 m / 11'6" x 7'3"

The third bedroom is also of double proportions. Attractive views of the Forth. Rear.

Bedroom 4 3.10 m x 2.60 m / 10'2" x 8'6"

The fourth bedroom is currently used as an office/study. Attractive views of the Forth. Rear.

Bathroom 1.80 m x 1.70 m / 5'11" x 5'7"

The family bathroom is fitted with a modern white suite. Side.

Gardens

There are attractive, well maintained areas of garden ground to the front and rear of the property. The rear garden is fully enclosed and is very private.

GARAGE/DRIVEWAY

Double garage accessed via a Monoblock driveway.

HEATING

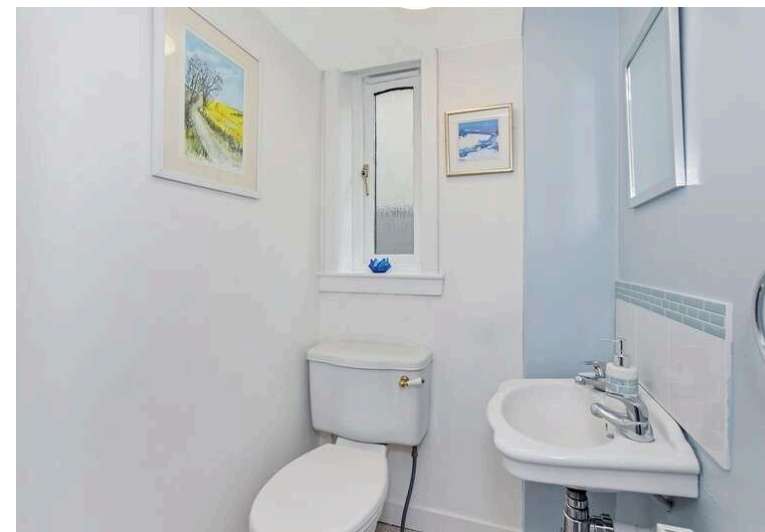
Gas central heating.

GLAZING

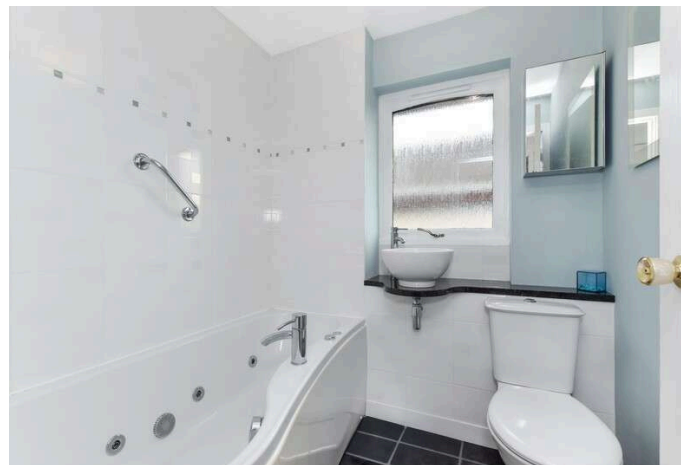
Double glazing.

EXTRAS

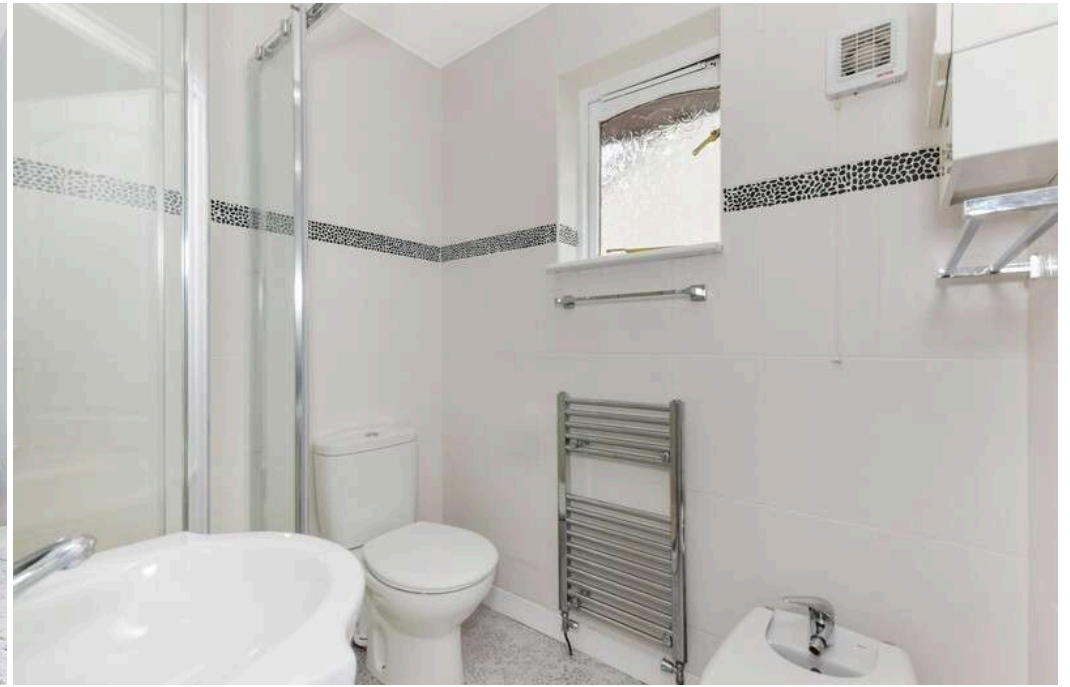
All the fitted carpets and blinds are included in the sale price.













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

HOME REPORT

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

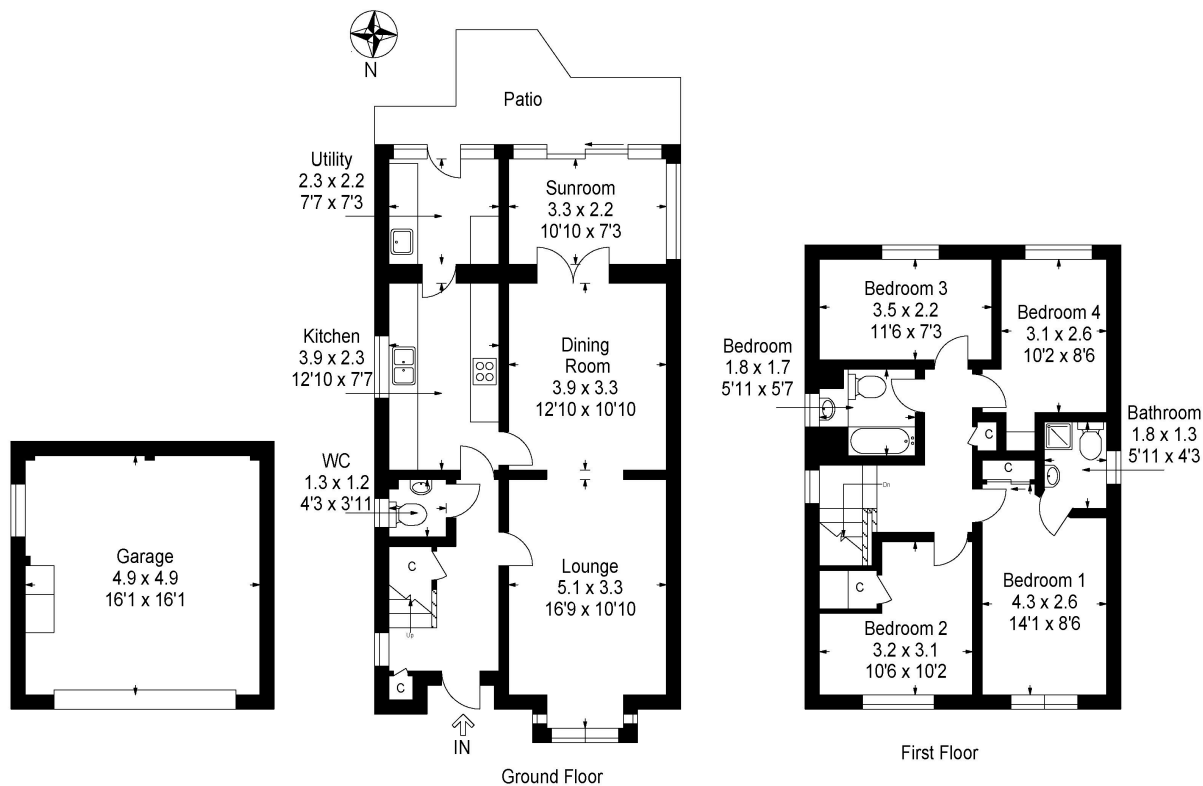
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www.rossconnel.co.uk

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.

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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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