

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



76 Nith Street, Dunfermline, KY11 4LU
Offers Over £119,950



Well proportioned end terraced villa offering ideal starter/family accommodation in a popular area. Entrance Hall, Lounge, Kitchen, Utility area, 2 Double bedrooms, Shower room. Double glazing. Gas central heating. Gardens to front and rear. Driveway to timber garage. Requires some modernisation. Great potential. Convenient location close to school and local shops. EPC - D. Council Tax - B. Freehold.

LOCATION

Nith Street 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 - END TERRACED VILLA

- Hall
- Lounge
- Kitchen
- Rear porch
- 2 Double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Driveway
- Timber garage
- Requires some upgrading

ACCOMMODATION

Hall 1.46 m x 3.22 m / 4'9" x 10'7"

With door to kitchen and stairs to upper level. Storage cupboards.

Breakfasting Kitchen 2.90 m x 3.14 m / 9'6" x 10'4"

This is a good sized kitchen. Door to utility area and lounge.

Utility area 2.33 m x 1.40 m / 7'8" x 4'7"

This is a handy area. Door to garden.

Lounge/Dining room 3.04 m x 6.50 m / 10'0" x 21'4"

A good sized lounge with twin aspect to the front and rear.

Landing

Door to 2 bedrooms and shower room.

Bedroom 1 4.49 m x 3.38 m / 14'9" x 11'1"

This is a superbly proportioned bedroom. Front.

Bedroom 2 3.43 m x 3.21 m / 11'3" x 10'6"

Another good sized double bedroom. Rear.

Shower Room 1.89 m x 1.76 m / 6'2" x 5'9"

The shower room has been upgraded in recent years. Fitted with a modern white suite incorporating a contemporary sink set in a vanity unit with storage below and a 1200mm shower compartment. Rear.

Gardens

There are good sized gardens to the front and rear of the property.

GARAGE/DRIVEWAY

There is a timber garage accessed via a tarmac driveway, which offers off street parking for several vehicles.

HEATING

Gas central heating.

GLAZING

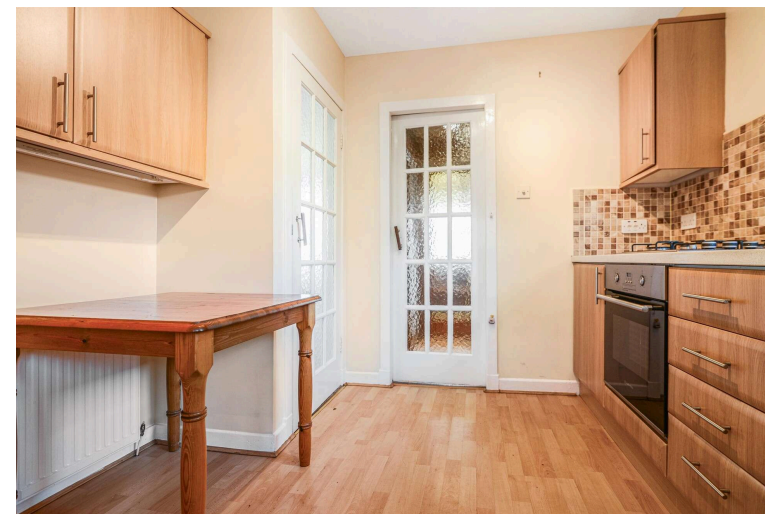
Double glazing.

EXTRAS

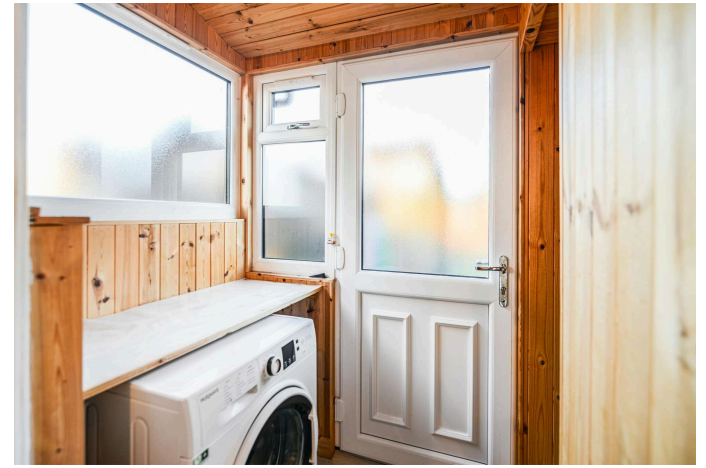
All the carpets and blinds are included in the sale price.

HOME REPORT

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

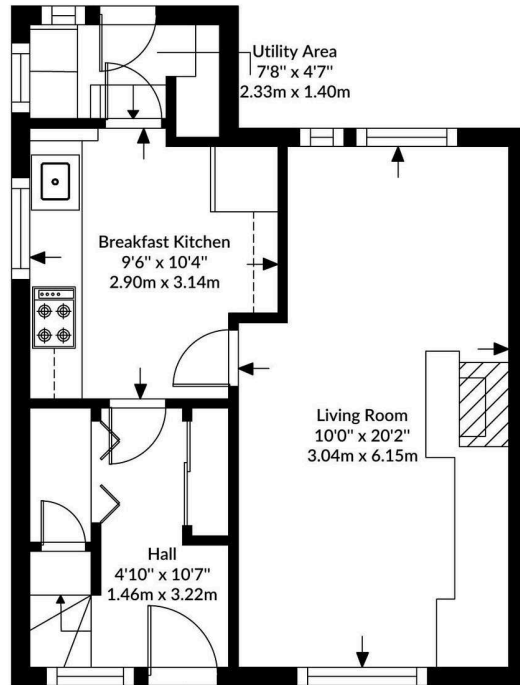




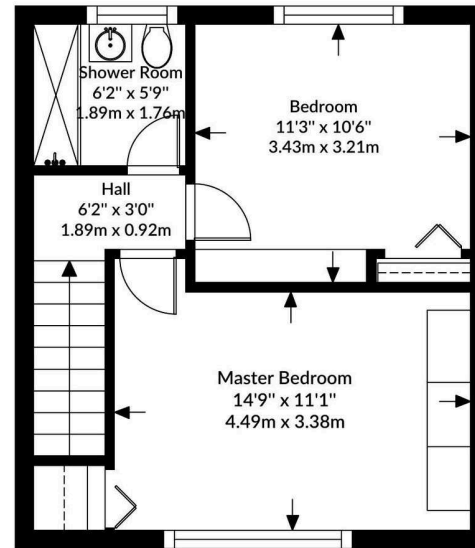








FLOOR 1



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 2025

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.

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