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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**58 Pentland Terrace, High Valleyfield, KY12 8SG**  
Offers Over £84,950



Well proportioned first floor flat in popular West Fife village of High Valleyfield with all local amenities a short walk away. The cycle path and heritage trails all within easy walking distance. Secure entry phone into communal stairwell, Private entrance hall, Lounge with space for dining table and chairs, Kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Well maintained communal gardens and drying area. Private residents parking and ample visitors parking. Excellent starter home. Ideal buy to let opportunity. Early entry available. EPC - C. Council Tax - A. Freehold. EPC

## LOCATION

High Valleyfield is a quiet village located approximately four miles from Dunfermline and within easy reach of the motorway network providing easy access to Glasgow and Edinburgh. The village has shops, school and nursery providing basic day to day necessities and Dunfermline is easily reached for a wider range of amenities. Approximately 1 mile away is The Royal Burgh of Culross ?National Trust for Scotland? which lies 12 miles west of the Forth Road Bridge and is a picturesque coastal village dating back to medieval times. 16th and 17th Century Culross was a thriving community and seaport, as evidenced by the architectural style of the village and surrounding properties of the period. The village looks across the River Forth complimenting Culross's natural beauty. It benefits from a primary school, mobile post office, local pub and of course the historical Palace and grounds. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. There is a regular and reliable bus service providing transport to other west fife villages or nearby Kincardine and Dunfermline where a wider range of amenities can be found

## PROPERTY - FIRST FLOOR FLAT

- Mutual entrance stair
- Hall
- Lounge
- Kitchen
- 2 Double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Mutual gardens and drying areas
- Ample parking for residents and visitors
- Good storage accommodation
- Modern decor
- Move in condition
- Ideal starter home
- Buy to let opportunity

## ACCOMMODATION

### Mutual entrance stair

Giving access to all apartments in the block.

### Private hall

With doors to the Lounge, Kitchen, 2 Bedrooms and Shower room. 2 storage cupboards.

### Lounge 4.50 m x 4.20 m / 14'9" x 13'9"

This is a great sized lounge with a large box window. Front.

### Kitchen 2.70 m x 2.20 m / 8'10" x 7'3"

Rear

### Bedroom 1 3.80 m x 3.10 m / 12'6" x 10'2"

A good sized double bedroom enjoys the benefit of built in wardrobes. Storage cupboard. Rear.

### Bedroom 2 3.70 m x 2.60 m / 12'2" x 8'6"

Another good sized double bedroom also enjoys the benefit of built in wardrobes. Front.

### Shower Room

Fitted with a modern white suite with a shower set in a walk in shower compartment. Wash hand basin set in vanity unit.

### Gardens

There are mutual areas of garden ground and a drying area. Bin store areas.

### PARKING

There is ample parking for residents and visitors.

### HEATING

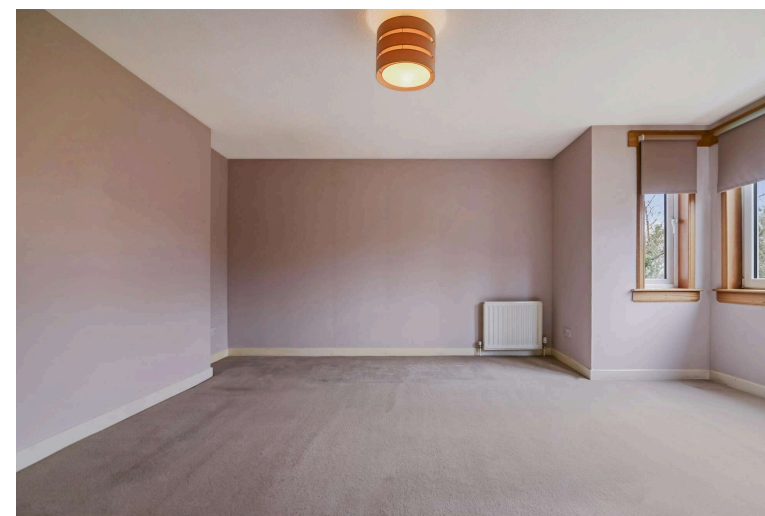
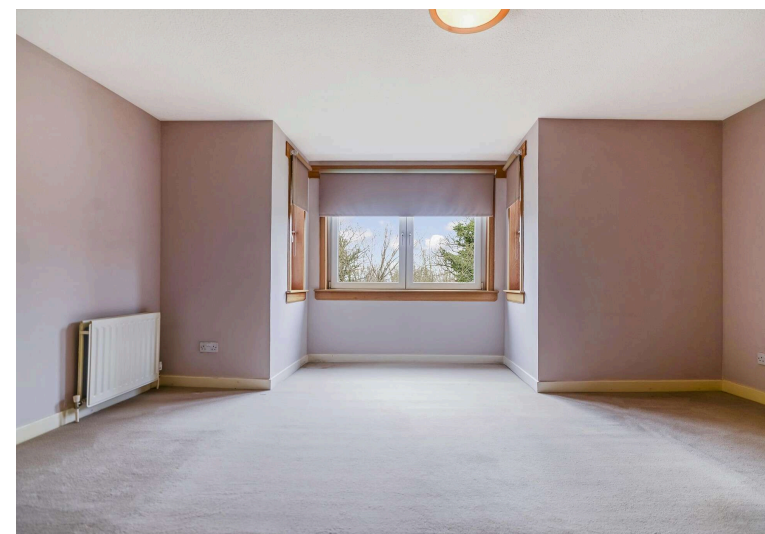
Gas central heating

### GLAZING

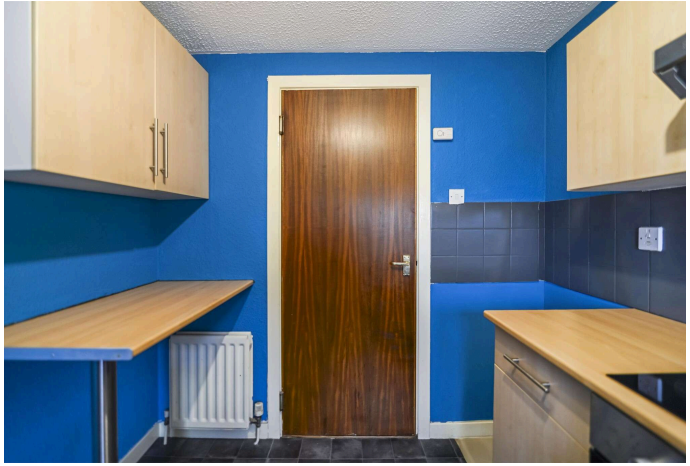
Double glazing

### EXTRAS

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

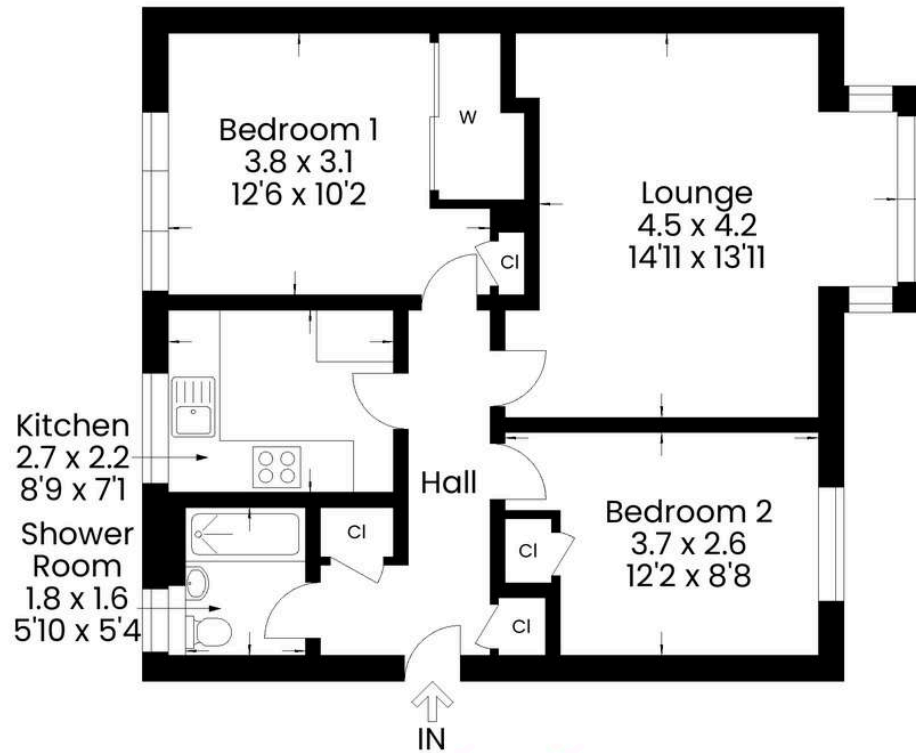












**vistaBee**

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.

### Home Report

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

### 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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