

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



52 Niven Road, Inverkeithing, KY11 1EE
Offers Over £169,950



Bright semi detached villa enjoying a pleasant location within a much sought after residential area of Inverkeithing and offering ideal family accommodation. Entrance Hall, Lounge/Dining room, Sun lounge, Kitchen, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Lovely, well proportioned gardens to front and rear. Garage. Driveway. Requires some modernisation and upgrading. Great potential. Good storage accommodation. Close to schools, local amenities and railway station. Well maintained. Popular property type. Early viewing is recommended. EPC - D. Council Tax - D. Freehold.

LOCATION

The property is located within a much sought after area of Inverkeithing, which is well placed for access to the M90, Forth Road Bridge and the Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own main line railway station, which is a short walk from the property offering frequent services to Edinburgh and Fife. Everyday necessities can be found at the local shops a few minutes walk away, with much more available on Inverkeithing High Street, whilst a short drive takes you to the city of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and also further public transport of bus and rail links making this area an ideal commuter base to Edinburgh throughout Fife and east central Scotland.

PROPERTY - SEMI DEATCHED VILLA

- Popular location
- Popular house type
- Well proportioned
- Ideal family home
- Requires general upgrading
- Great potential
- Beautiful gardens
- Garage and driveway
- Early viewing highly recommended

ACCOMMODATION

Hall 2.00 m x 2.00 m / 6'7" x 6'7"

With door to Hall. Storage cupboard. Stairs to upper level.

Lounge/Dining room 7.10 m x 3.60 m / 23'4" x 11'10"

This is a bright, well proportioned room. Patio doors to sun lounge. Door to kitchen. Front and rear.

Sun Lounge 3.60 m x 2.40 m / 11'10" x 7'10"

This is a great addition to any family home. Rear.

Kitchen 3.40 m x 2.20 m / 11'2" x 7'3"

Fitted with floor and wall units. Door to garden. Rear.

Landing

With doors to 3 bedrooms and bathroom.

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

A good sized double bedroom. Storage cupboard. Front

Bedroom 2 3.30 m x 3.20 m / 10'10" x 10'6"

Another well proportioned double bedroom. Rear.

Bedroom 3 3.00 m x 2.80 m / 9'10" x 9'2"

The third bedroom enjoys the benefit of a full length built in wardrobes with sliding doors. Front.

Bathroom 2.30 m x 1.80 m / 7'7" x 5'11"

Fitted with a coloured suite. Rear.

Gardens

This property features most attractive, well established gardens to the front and rear.

GARAGE/DRIVEWAY

There is a single detached garage accessed via a long driveway offering parking for 2 cars.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

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

HOME REPORT

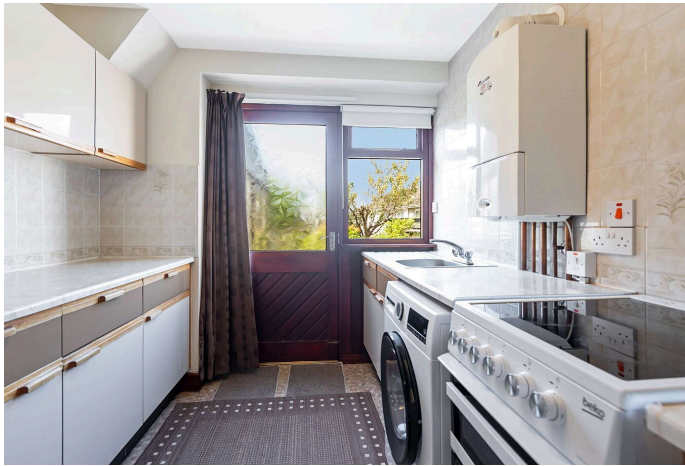
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given.













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

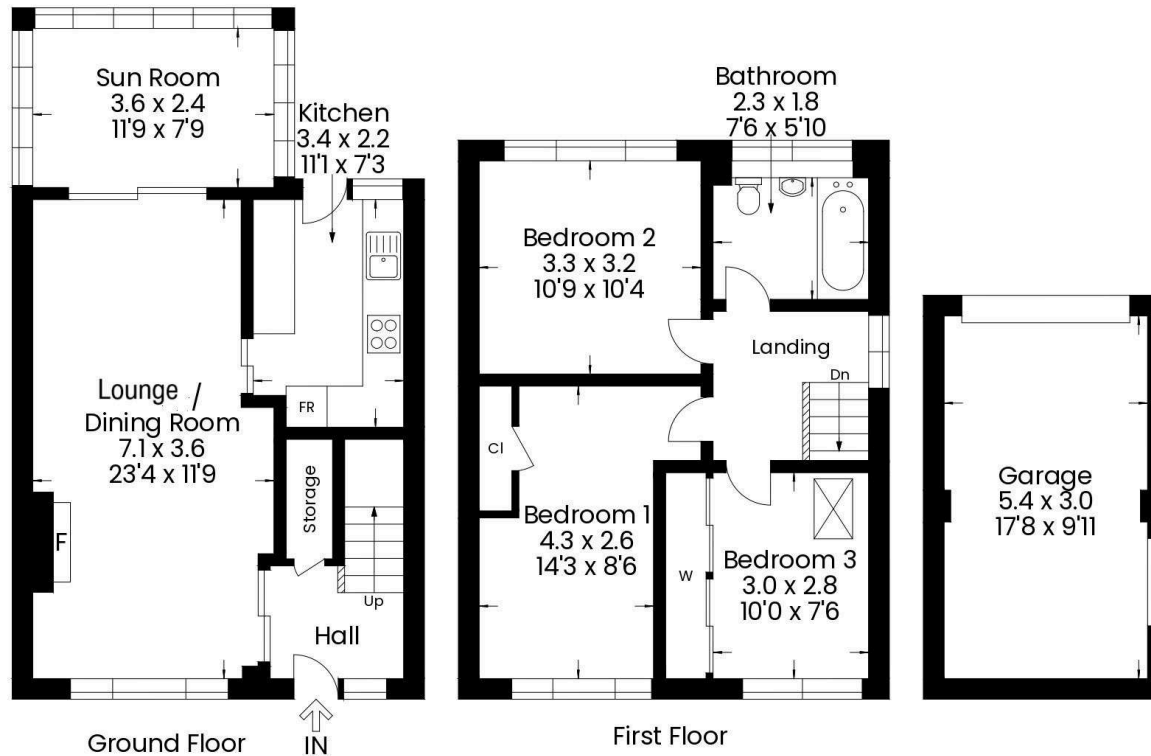
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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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

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