

ROSS & CONNELL



42 Cleish Place, Dunfermline, KY11 4DE
Offers Over £114,950



Well proportioned mid terraced villa conveniently located close to local amenities and schools. Entrance hall, Mid hall/Storage cupboard, Lounge/Dining room, Kitchen, 2 Double bedrooms, Shower room. Gas central heating. Double glazing. Gardens to front and rear. Ideal starter/family home. Buy to let opportunity. EPC - C. Council Tax - B. Freehold

LOCATION

Cleish Place is 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 - MID TERRACED VILLA

- Popular property type
- Quiet, yet convenient location
- Ideal starter Home
- Buy to let opportunity
- Gardens to front and rear

ACCOMMODATION

Hall 1.50 m x 1.20 m / 4'11" x 3'11"

A new replacement front door leads to the property. Doors leading to the lounge and Mid hall/Storage. Stairs to upper level.

Lounge 6.40 m x 3.23 m / 21'0" x 10'7"

This is a well proportioned lounge/dining room. Front and rear.

Mid Hall 2.20 m x 1.42 m / 7'3" x 4'8"

This is a handy storage space Door to kitchen. Rear

Kitchen 3.10 m x 2.92 m / 10'2" x 9'7"

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

Landing 2.10 m x 1.14 m / 6'11" x 3'9"

With doors leading to 2 Bedrooms and Bathroom.

Bedroom 1 5.50 m x 3.42 m / 18'1" x 11'3"

A well proportioned double bedroom. Storage cupboard. Front.

Bedroom 2 3.20 m x 3.13 m / 10'6" x 10'3"

The second bedroom is also of good proportions. Rear.

Shower Room 2.07 m x 1.50 m / 6'9" x 4'11"

The shower room has been refitted with a modern white suite. Rear.

Gardens

There are areas of garden ground to the front and rear of the property.

HEATING

Gas central heating.

GLAZING

Double glazing. Replaced in recent years.

EXTRAS

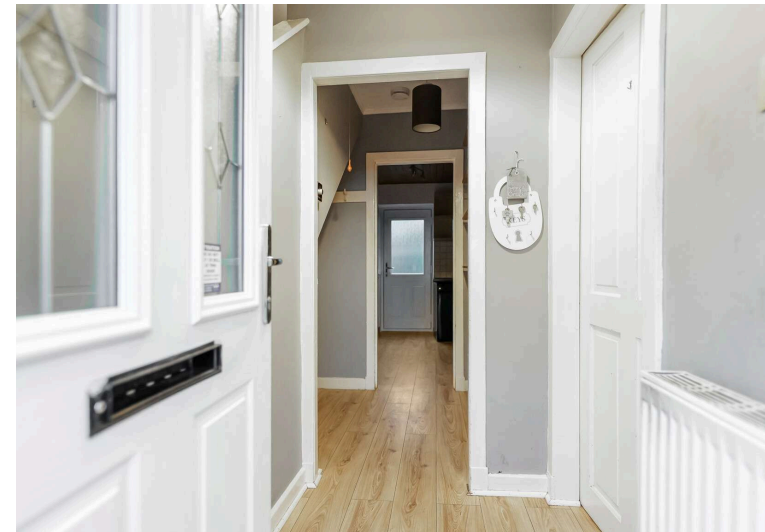
All carpets and blinds are included in the sale price.

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

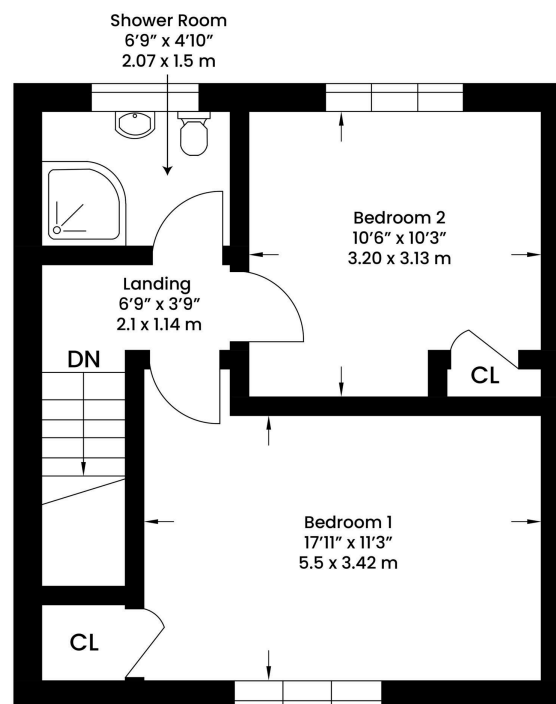
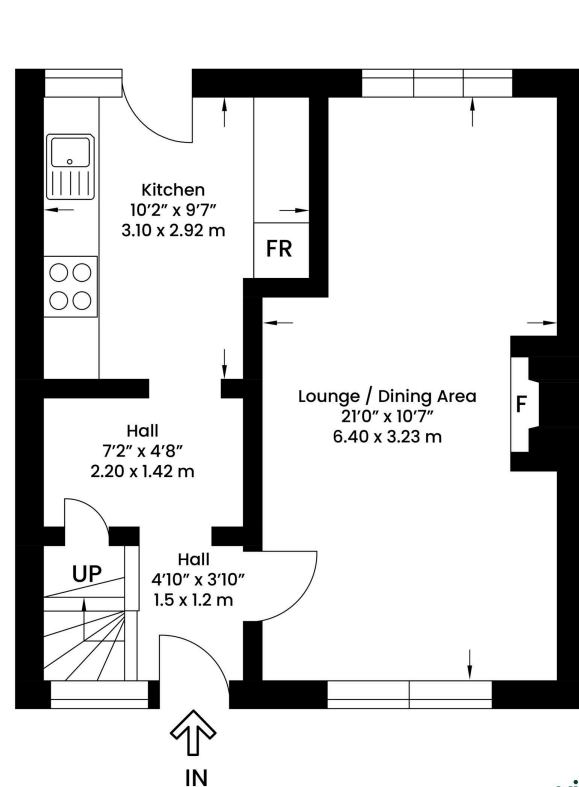












vistaBee

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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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.connell.co.uk

espc



rightmove

s1homes.com

Find us on
Facebook