

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**17 Glebe Park, Inverkeithing, KY11 1LT**  
**Offers Over £65,000**



Bright and well proportioned first floor flat enjoying a convenient location close to local amenities, Motorway network and Railway station. Mutual entrance stair, Hall, Spacious lounge (Bay window & Period Fireplace), Large dining kitchen, Utility area, Double bedroom (Period fireplace), Shower room. Double glazing. Gas central heating. Shared garden/drying area. Flexible accommodation - this property could be a 2 bedroom if required. Recently redecorated throughout. Superb starter home. Buy to let opportunity. EPC - C. Council tax - A. Freehold

## LOCATION

Number 17 Glebe Park is located within the much sought after area of Inverkeithing, which is well placed for access to the M90, Forth Road Bridge and Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own station, which is a short walk from the property offering frequent services to Edinburgh and Fife. Everyday necessities can be found within 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 - FIRST FLOOR FLAT

- Spacious accommodation
- Bright accommodation
- Recently decorated throughout
- Ideal starter home ready to move in
- Buy to let opportunity
- Potential to be a 2 bedroom
- Great location for commuters
- Internal viewing is a must!
- Ample on street parking
- Railway Station - 0.8 miles
- Queensferry Crossing 0.5 miles
- Dunfermline 5 miles

## ACCOMMODATION

### Mutual Entrance Stair

This well maintained mutual entrance stair gives access to 6 properties in the block. Door to garden area.

### Hall

With doors to Lounge, Dining kitchen, Bedroom and Shower room. Deep storage cupboard. Further storage cupboard.

### Lounge 5.03 m x 4.21 m / 16'6" x 13'10"

This is particularly bright and superbly proportioned lounge, which features a large bay window and the original fireplace. Storage cupboard. Front

### Dining Kitchen 5.41 m x 4.21 m / 17'9" x 13'10"

Another superbly proportioned room. The kitchen area is fitted with floor storage units with complementary worktops. Spacious dining area, which could lend itself as a living area, should the Lounge be used as a 2nd bedroom. Access to utility area. Rear.

### Utility Room 1.44 m x 1.10 m / 4'9" x 3'7"

Floor unit to match kitchen. Washing machine. Rear.

### Bedroom 3.93 m x 3.04 m / 12'11" x 10'0"

This is a good sized bedroom, which also features the original fireplace. Front.

### Shower Room 1.95 m x 1.44 m / 6'5" x 4'9"

Fitted with a white suite. Rear.

### Gardens

There is a large area of mutual garden ground/drying area to the rear of the property.

### PARKING

Ample on street parking

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

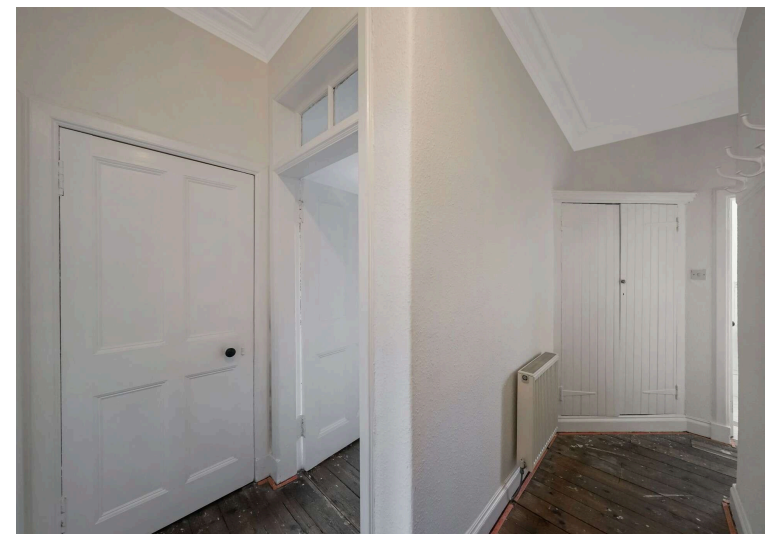
The washing machine, gas hob and electric oven are included in the sale price.

### HOME REPORT

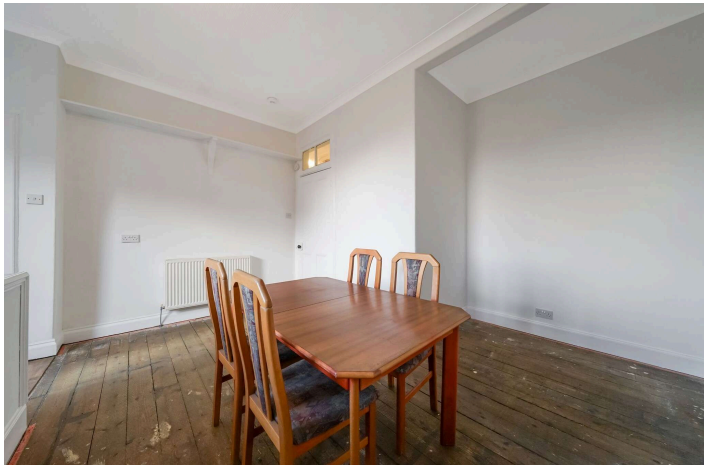
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

### 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 or  
Lee-Anne Smith on 07882114972

## 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

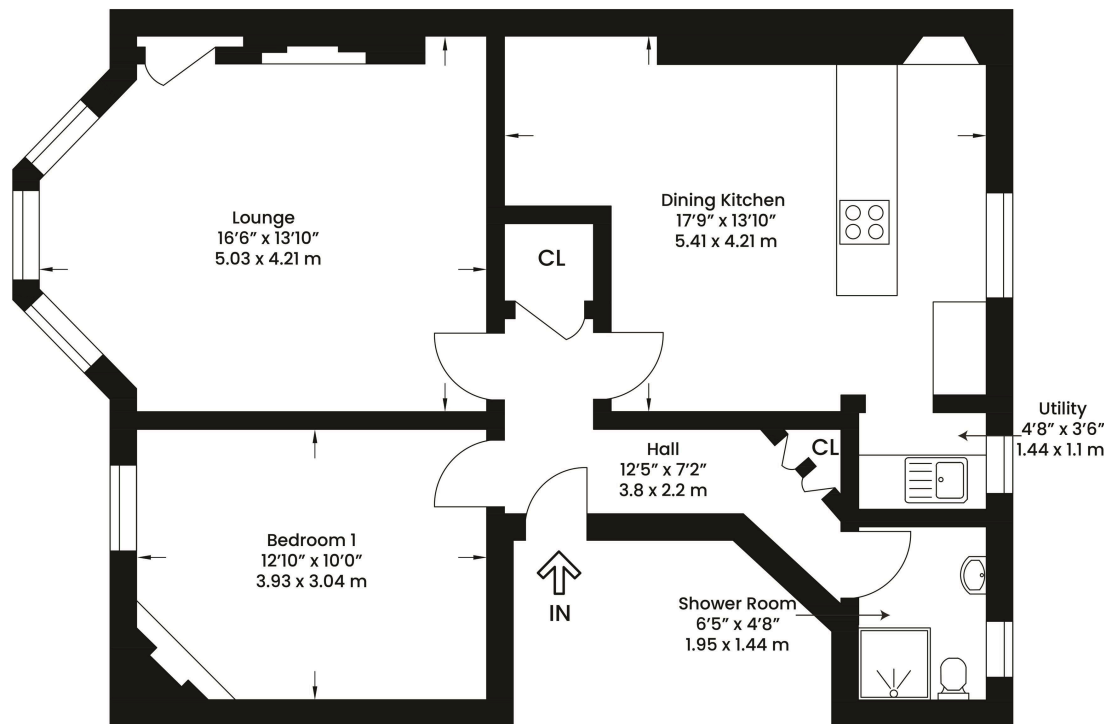
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PROPERTIES FOR SALE

[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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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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