

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



34 Spittalfield Road, Inverkeithing, KY11 1EA
Offers Over £109,000



Well proportioned mid terraced villa in popular residential area close to local amenities and railway station. Hall, Lounge, Kitchen, 3 Double bedrooms, Shower room. Double glazing. Gas central heating. Gardens to front and rear. Off street parking. Requires some modernisation and upgrading. Ideal family home. Great potential. EPC - D. Council tax - B. Freehold.

LOCATION

The popular town of Inverkeithing lies just north of the Queensferry Crossing and is well placed for those commuting to Edinburgh, Glasgow and Fife with easy access to the M90, a frequent rail service and the Ferry Toll Park & Ride. There are a good variety of day-to-day amenities on the nearby high street with further options available in neighbouring South Queensferry with its historic high street and variety of cafes, restaurants and popular bars. The City of Dunfermline is approximately five miles away and houses a wider range of amenities, including cinemas, gyms, beautiful green spaces and its famous Abbey. Schooling from primary to secondary level is available within close proximity.

PROPERTY - MID TERRACED VILLA

- Hall
- Lounge
- Kitchen
- 3 Double bedroom
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Off street parking
- Upgrading required
- Great potential for excellent family home

ACCOMMODATION

Hall

Door to lounge. Stairs to upper level.

Lounge 4.00 m x 3.90 m / 13'1" x 12'10"

This is a good sized lounge. Door to kitchen. Front.

Breakfasting Kitchen 4.00 m x 2.40 m / 13'1" x 7'10"

This is a well proportioned kitchen. Large walk in storage cupboard. Door to garden.

Landing

Doors to 3 bedrooms and shower room.

Bedroom 1 4.10 m x 2.80 m / 13'5" x 9'2"

The main double bedroom is a good size. Front.

Bedroom 2 3.40 m x 3.00 m / 11'2" x 9'10"

Another good sized double bedroom. Rear.

Bedroom 3 2.80 m x 2.30 m / 9'2" x 7'7"

The third bedroom is also a good size. Front.

Shower Room 2.50 m x 1.40 m / 8'2" x 4'7"

The wet floor shower room has recently been refitted with a modern white suite. Fully tiled. Rear.

Gardens

There are areas of garden ground to the front and rear. The rear garden is enclosed by fencing.

DRIVEWAY

There is an area for off street parking to the front of the property.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

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

HOME REPORT

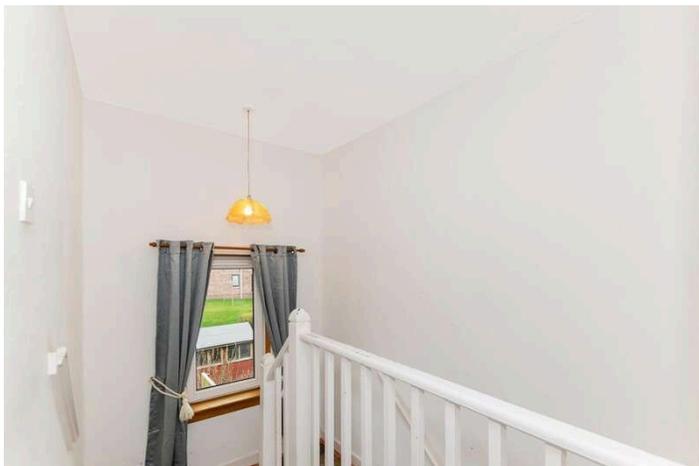
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

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

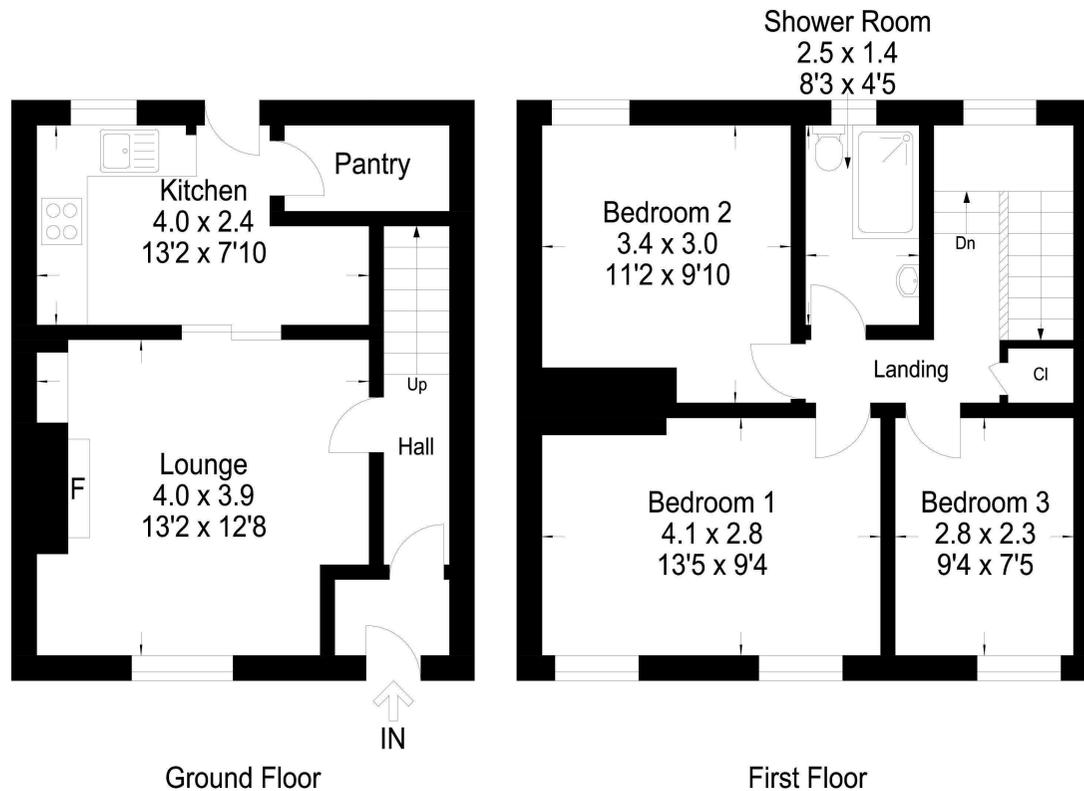
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www.rossconnel.co.uk

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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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 2024

