



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

35 Cleveland Drive, Inverkeithing, KY11 1AS
Offers Over £114,000



Well proportioned mid terraced villa enjoying a pleasant location close to all local amenities and Railway station. Entrance hall, Lounge, Dining kitchen, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Requires some modernisation and upgrading. Ideal family home. Great potential. Convenient location. EPC - D. Council Tax - B. Freehold.

LOCATION

The subjects enjoy a pleasant elevated position within the popular residential area of Inverkeithing. The importance of Inverkeithing is associated with its geographic location straddling the main railway line, which runs north of Edinburgh to Dundee and Aberdeen. There are excellent train services from the local station to these cities with the commuter service to Edinburgh (20 minutes) being especially useful. All the towns on the Fife Circle are also readily accessible. The town is also particularly convenient for the national motorway system with access to the M90 being less than 1 mile distant. Due to the town's proximity to these excellent transport facilities local housing has proved popular with commuters to Edinburgh and offer better value for money than city centre housing. Inverkeithing has a good range of shops and leisure facilities whilst the local primary school and Inverkeithing High School together with the neighbouring community centre and nursery school are all within easy reach

PROPERTY - MID TERRACED VILLA

- Hall
- Lounge
- Dining kitchen
- 3 Bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Gardens to front and rear
- Requires modernisation and upgrading
- Great potential
- Convenient location close to railway station

ACCOMMODATION

Hall

With doors to lounge and kitchen. Stairs to upper level. Understairs storage cupboard.

Lounge 5.40 m x 3.10 m / 17'9" x 10'2"

This is a good sized lounge. Front.

Dining Kitchen 5.10 m x 2.50 m / 16'9" x 8'2"

This is a good sized kitchen. Door to garden.

Landing

With doors to 3 bedrooms and bathroom. Storage cupboard.

Bedroom 1 4.00 m x 3.10 m / 13'1" x 10'2"

This double bedroom is well proportioned and enjoys the benefit of a double built in wardrobe. Attractive outlook. Front.

Bedroom 2 3.10 m x 3.00 m / 10'2" x 9'10"

The second bedroom is also of double proportions and has a double built in wardrobe. Rear.

Bedroom 3 3.00 m x 2.10 m / 9'10" x 6'11"

The third bedroom also boasts a built in wardrobe. Rear.

Gardens

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

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

All the 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

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.connel.co.uk



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

espc



rightmove

s1homes.com

Find us on
Facebook