
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



41 Church Street, Inverkeithing, KY11 1LG
Offers Over £103,000



Superb Upper Maisonette in move in condition conveniently situated just a 2 minute walk from the railway station and town centre.

Entrance hall, Lounge, Breakfasting kitchen, 3 Double bedrooms, Shower room. Private areas of garden ground to the front and rear. Gas central heating (new). Double glazing. Solar panels. Fresh decor. Wood finishings throughout. New carpets. Excellent storage accommodation. Internal viewing essential. EPC - C. Good energy efficiency.



LOCATION

This is a fantastic location just around the corner from the railway station and a short walk from the high street. Inverkeithing has a good range of amenities including local shops, small supermarket, takeaways, public houses and restaurants/cafes. There is a bowling club and leisure facilities at the school campus including a swimming pool, indoor/outdoor multi sports courts, playing fields and tennis courts. Inverkeithing has a railway station on the main east coast line and there is a park & ride facility with connection to Edinburgh airport.

PROPERTY - UPPER MAISONETTE

- Entrance hall
- Lounge
- Breakfasting Kitchen
- 3 Double bedrooms
- Shower room
- Gas central heating - new
- Double glazing
- Solar panels
- Private gardens to front and rear
- Excellent storage space
- Modern decor / new carpets / Laminate flooring
- Well proportioned accommodation in move in condition

ACCOMMODATION

Hall

Spacious entrance hall with replacement oak panelled doors to lounge, shower room and bedroom 3. Large, handy walk in storage cupboard. Stairs to upper level. New carpet.

Living Room 4.20 m x 3.90 m / 13'9" x 12'10"

A good sized, bright room. Laminate floor. Door to kitchen. Underfloor heating. Rear.

Breakfasting Kitchen

Stylish fitted kitchen. Space for table and chairs. Parquet flooring. Side and rear.

Bedroom 3 3.40 m x 3.00 m / 11'2" x 9'10"

The third double bedroom has laminate flooring. Side.

Shower room 2.5m x 1.7m / 8'2" x 5'7"

Modern fitted suite incorporating a contemporary sink set in a vanity unit with storage cupboard. Fully tiled. Front.

Landing

Doors to bedroom 1 and 2. Storage cupboard housing Baxi gas boiler.

Bedroom 1 4.60 m x 3.20 m / 15'1" x 10'6"

A well proportioned double bedroom enjoying the benefit of a triple built in wardrobe with sliding doors. New carpet. Front.

Bedroom 2 3.60 m x 3.10 m / 11'10" x 10'2"

The second double bedroom has a deep storage cupboard. New carpet. Side.

Garden

This property enjoys private areas of garden ground to the front and rear. The front garden comprises an area of lawn with a chipped border and a feature specimen tree. Garden shed. The rear garden comprises an area of lawn with borders for general planting and is enclosed by fencing.

HEATING

The property has recently had a new gas central heating system installed. There is underfloor heating to the lounge and shower room.

GLAZING

The property has double glazing to doors and windows.

SOLAR PANELS

This property enjoys the benefit of Solar electricity panels, also known as photovoltaics (PV), they capture the sun's energy and convert it into electricity that you can use in your home.

EXTRAS

All the carpets and blinds together with the garden shed 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.



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 Alan Dear at Ross & Connel on 01383 721156

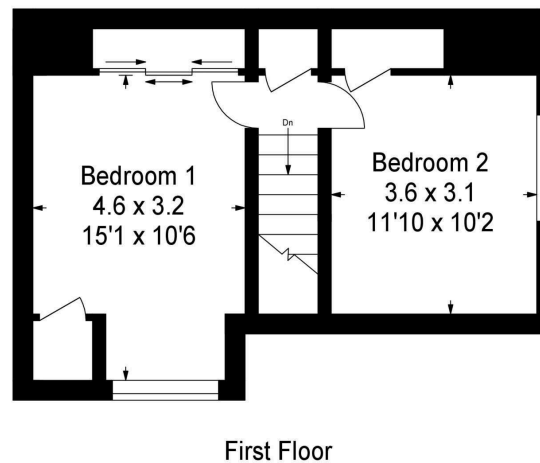
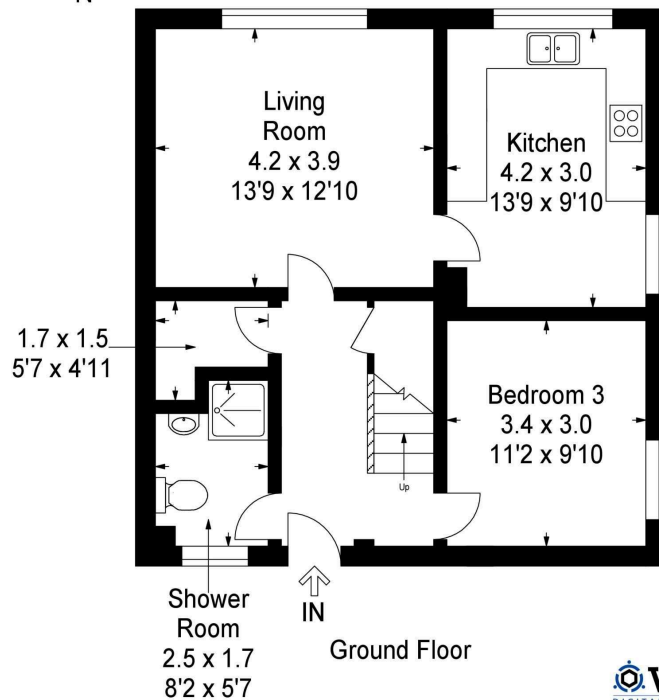
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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: adear@ross.connel.co.uk



VistaBee
DIGITAL CONTENT CREATION

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 2020



Find us on Facebook