
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



3 Greyfriars Walk, Inverkeithing, KY11 1DE
Offers Over £174,000



Well maintained and neatly presented semi detached villa enjoying an attractive location within much sought after residential area within walking distance to mainline Railway Station, schooling and local shops. Entrance hall, Lounge, Dining room, Modern fitted kitchen, 3 Bedrooms, Bathroom. Double glazing. Warm air gas central heating. Attractive gardens to front and rear. Garage. Driveway. Modern decor. Excellent family home. Popular property type. Early viewing a must! EPC - D. Council Tax - C. Freehold.

LOCATION

The property is located within a much sought after area of Inverkeithing, which is well placed for access to the M90, Forth Road Bridge and the Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own main line railway station, which is a short walk from the property offering frequent services to Edinburgh and Fife. Everyday necessities can be found at the local shops a few minutes walk away, with much more available on 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 - SEMI DETACHED VILLA

- Hall
- Lounge/Dining room
- Modern kitchen
- 3 Bedrooms
- Shower room
- Double glazing
- Warm air gas central heating
- Most attractive gardens to front and rear
- Garage / Driveway
- Modern decor
- Ideal family home
- Well maintained

ACCOMMODATION

Hall

With doors to lounge. Stairs to upper level. Large storage cupboard.

Lounge/Dining room 4.00 m x 3.38 m / 13'1" x 11'1"

This is a lovely bright lounge area. Attractive feature fireplace. Open plan with dining room. Front.

Dining Room 3.08 m x 2.81 m / 10'1" x 9'3"

With patio doors to the garden and door to kitchen. Rear.

Kitchen 3.24 m x 2.44 m / 10'8" x 8'0"

This is a bright modern kitchen. Door to garden. Rear.

Landing

With doors to 3 bedrooms and shower room. Access to loft.

Bedroom 1 3.16 m x 3.03 m / 10'4" x 9'11"

A good sized double bedroom with fitted wardrobes. Rear.

Bedroom 2 2.95 m x 2.74 m / 9'8" x 9'0"

Another well proportioned double bedroom, also benefits from a built in wardrobe. Storage cupboard. Front.

Bedroom 3 3.03 m x 2.64 m / 9'11" x 8'8"

This single bedroom has a deep built in storage cupboard. Front.

Shower Room 2.07 m x 1.78 m / 6'9" x 5'10"

This is an attractive shower room that has been refitted with a modern white suite. Rear.

Gardens

This property features lovely, well maintained areas of garden ground to the front and rear comprising decking, patio, chipped areas and areas of lawn. The rear garden is fully enclosed by fencing offering a pet and child safe environment.

GARAGE/DRIVEWAY

There is a single garage accessed via a double monoblock driveway.

HEATING

Warm air gas central heating. The boiler located in the cupboard off the hall has recently been replaced.

GLAZING

Double glazing.

EXTRAS

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

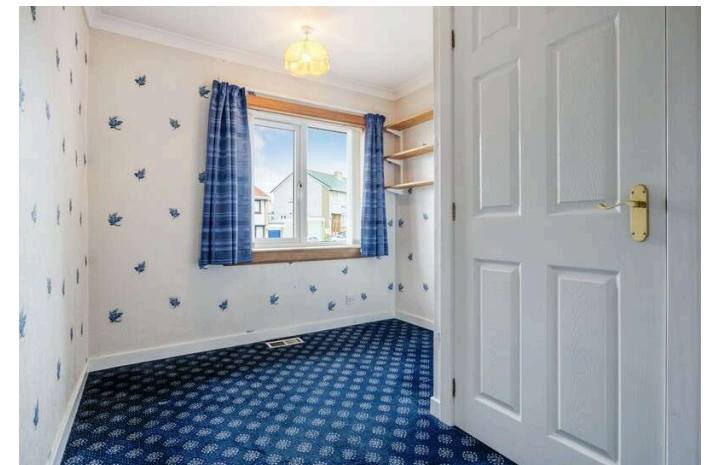
HOME REPORT

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





Color calibration chart with various color patches and text.









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

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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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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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