

ROSS & CONNELL

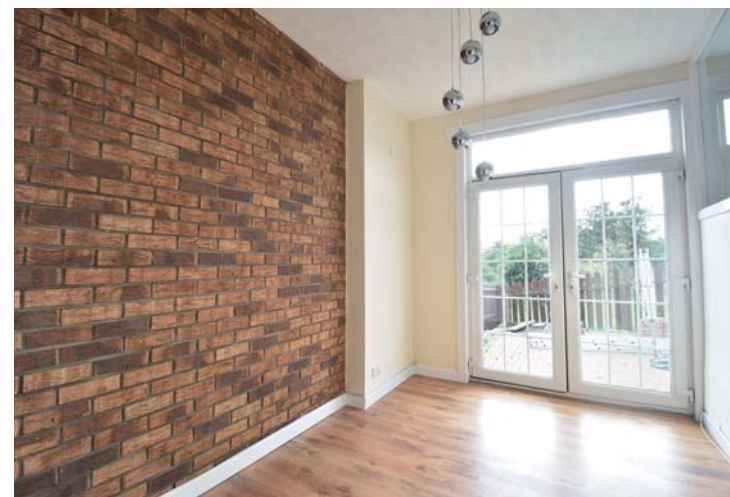
Solicitors, Estate Agents & Business Lawyers



**22 Whinny Hill Crescent
Inverkeithing, KY11 1BD
Offers Over £118,000**

Fully modernised and extended mid terraced villa in a popular location within walking distance to the town centre, train station and Inverkeithing Park & Ride and offering an ideal family home. Superb outlook to rear of Forth Road Bridge and Queensferry Crossing.

Entrance Hall, Lounge, Dining room, Study area, Large Breakfasting Kitchen, 3 bedrooms (one with large balcony off), Bathroom. Gas central heating. Double glazing. Gardens to front and rear. Ideal family home or buy to let. Excellent storage accommodation. EPC – D



SITUATION

The property is situated in a 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 towns proximity to these excellent transport facilities local housing has proved popular with commuters to Edinburgh and also offer better value for money than city centre housing.

Inverkeithing has a good range of shops and leisure facilities whilst the local primary school is and Inverkeithing High School together with the neighbouring community centre and nursery school are all within easy reach.

PROPERTY

The subjects comprise a superb and well-proportioned mid terraced dwellinghouse which has recently undergone full modernisation and upgrading works which have been carried out to a good standard. The property, which is neatly presented and is in move in condition has been fully re-decorated and boasts brand new carpeting and offers a superb family home. This particularly bright property, which is ranged over three levels, boasts gas central heating and double glazing. Another feature this property has to offer is its superb location with stunning views to the rear over the

Forth Road Bridge and the Queensferry Crossing. The view can be fully appreciated from the large balcony off bedroom 1.

Internal viewing is highly recommended to allow prospective purchasers to appreciate the space and quality on offer.

ENTRANCE HALL (10'3" x 6'10") – (3.15m x 2.09m) – Door to study area and stairs to upper level.

STUDY AREA (9'10" x 8'8") – 3.02m x 2.66m) Mid Door to kitchen and steps down to the lounge.

LOUNGE (9'8" x 20'4") – (2.97 m x 6.22m) Front – Archway to dining room.

DINING ROOM (8'8" x 11'7") – (2.65m x 3.55m) - Rear – with French doors to garden.

LARGE KITCHEN (10'3" x 19'3") – (3.13m x 5.88m) - Rear

MID LANDING – With doors leading to bedrooms 2 & 3. Stairs to upper level.

BEDROOM 2 (12'2" x 9'10") – (3m x 3.72m) – Rear

BEDROOM 3 (9'10" x 8'0") – (3.01m x 2.45m) – Front

TOP LANDING – With doors to bedroom 1 and bathroom. Cupboard housing the Vokera wall mounted boiler. Access to loft.

BEDROOM 1 (14'0" x 10'3") – (4.28m x 3.15m) – Rear With patio doors leading to balcony. Linen cupboard.

BATHROOM (6'9" x 6'3") – (2.08m x 1.92m) – Front With shower over the bath.

HEATING

The subjects enjoy the benefit of gas central heating

GLAZING

The property has double glazing.

GARDEN

There are enclosed garden areas to the front and rear of the property which have been laid for ease of maintenance.

SERVICES

The subjects are served by mains electricity, gas and water. Drainage is to the public sewer.

EXTRAS

All carpets and blinds together with the kitchen appliances are included in the sale price.

ENTRY

Entry will be by mutual agreement

- *** Sold as Seen - No Warranties/Guarantees Given***





Contact Ross & Connel on

01383 721156

VIEWING

Contact Ross & Connel on 01383 721156 or ESPC
Saturday and Sunday 01383 605000

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

Interested parties are advised to have their interest noted to
Ross & Connel by their appointed solicitor in order that they
may be advised of any closing date that may be set. 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.

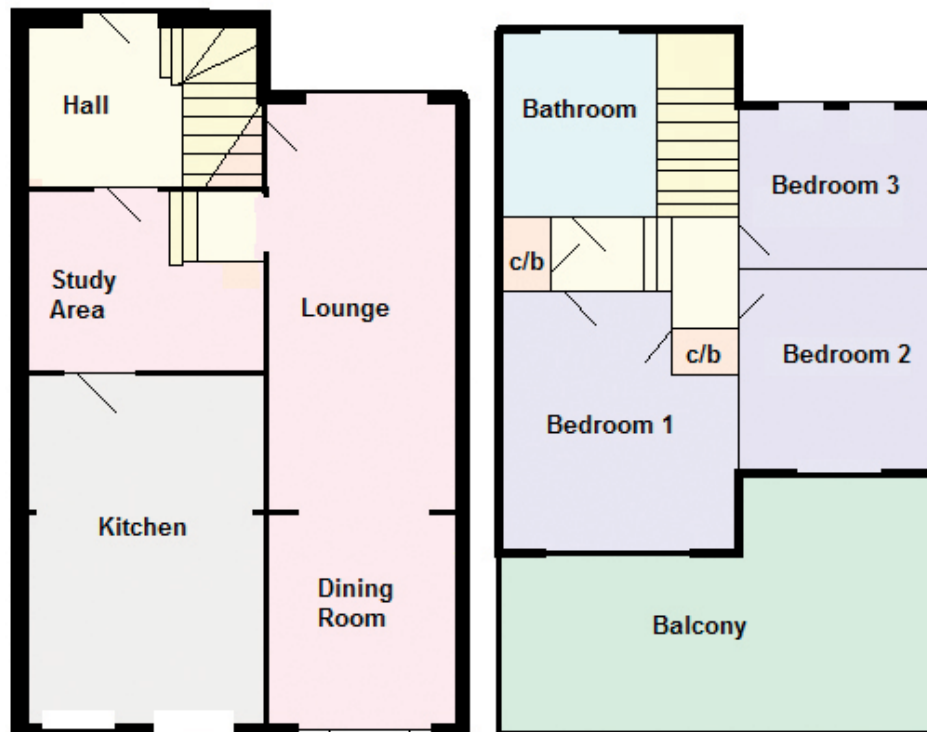
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