



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

**12 Tay Terrace, Dunfermline,
Offers Over £99,950**



Well proportioned end terraced villa enjoying a very convenient location within walking distance to all local amenities and schools. Entrance Hall, Lounge, Breakfasting Kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Ideal starter home. Requires modernisation and upgrading. Popular area. EPC - D. Council Tax - B. Freehold.

LOCATION

Tay Terrace is very conveniently located within easy access of amenities with an extensive variety of shops, restaurants and Leisure facilities all within walking distance of the property with both primary and secondary schooling close to hand. Transport links available via several local Train Stations, all offering a service to Edinburgh as well as the M90 motorway and Halbeath and Inverkeithing Park and Ride. Bus routes close to hand.

PROPERTY - END TERRACED VILLA

- Hall
- Lounge
- Breakfasting
- Kitchen
- 2 double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Requires modernisation and upgrading
- Extremely convenient location
- Ideal starter home

ACCOMMODATION

Hall / Landing

With door to lounge and stairs to upper level.

Lounge 4.60 m x 4.10 m / 15'1" x 13'5"

This is a good sized lounge. Door to kitchen. Located to the front.

Breakfasting Kitchen 5.10 m x 4.50 m / 16'9" x 14'9"

The kitchen is well proportioned. Understairs storage area. Door to garden. Located to the side and rear.

Landing

Doors to 2 bedrooms and bathroom.

Bedroom 1 4.10 m x 3.50 m / 13'5" x 11'6"

This well proportioned enjoys the benefit of two built in storage cupboards. Located to the front.

Bedroom 2 3.60 m x 3.00 m / 11'10" x 9'10"

Another good sized double bedroom. Built in storage cupboard. Located to the rear.

Bathroom 2.00 m x 1.90 m / 6'7" x 6'3"

Fitted with a white suite. Located to the rear.

Gardens

There are garden areas 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

None of the services or fittings and equipment have been tested and no warranties can be given. Accordingly prospective buyers should bear this in mind when formulating their offers - *** Sold as Seen 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

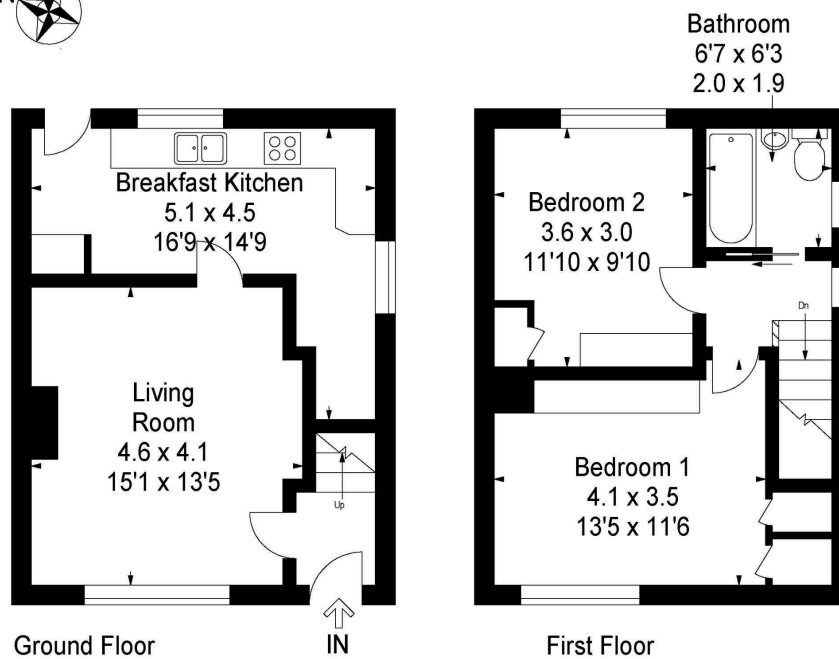
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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)

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