



**35 Struan Place, Inverkeithing, KY11 1NF**  
**Offers Over £139,500**



Immaculately presented and well maintained mid terraced villa enjoying a much sought after location within walking distance to Railway Station. Entrance hall, Spacious Lounge/Dining room (French doors), Modern fitted kitchen, 2 Double bedrooms, Stylish bathroom. Double glazing. Gas central heating. Neatly presented gardens to front and rear. Private parking. Ample visitor parking. Modern decor. Move in condition. Ideal starter home. Internal viewing is highly recommended. EPC - C. Council Tax - B. Freehold.

## LOCATION

Situated in the historic coastal town of Inverkeithing, this property enjoys the best of commuter convenience and traditional charm. The town offers excellent transport links, including a major railway station with frequent services to Edinburgh, as well as swift access to the M90 and Forth crossings. Inverkeithing's characterful conservation area, medieval landmarks, and welcoming community create an appealing setting, complemented by primary and secondary schooling, local shops, cafés, and scenic walks along the Fife Coastal Path. This location provides a balanced lifestyle, combining heritage, amenities, and outstanding connectivity.

## PROPERTY - MID TERRACED VILLA

- Sought after property type
- Popular location
- Move in condition
- Double glazing and gas central heating
- Modern decor throughout
- Ideal starter home
- Ideal buy to let opportunity
- Private and visitor parking

## ACCOMMODATION

### Hall

With door to the lounge.

### Lounge 5.82 m x 3.55 m / 19'1" x 11'8"

This is a lovely, well proportioned lounge/dining room. Attractive laminate flooring. Stairs to upper level. Understairs storage cupboard. Contemporary acoustic wall panel feature. Door to kitchen. French doors to front garden. Front.

### Kitchen 3.55 m x 2.42 m / 11'8" x 7'11"

This most attractive kitchen is well fitted with modern floor and wall mounted units with complementary worktops. Cupboard housing the gas boiler. Door to garden. Rear.

### Landing

With doors to 2 bedrooms and Bathroom. Access to loft area.

### Bedroom 1 3.63 m x 3.09 m / 11'11" x 10'2"

This bright bedroom, which enjoys an open aspect, has a deep over the stairs storage cupboard. Rear.

### Bedroom 2 3.63 m x 3.55 m / 11'11" x 11'8"

This is attractive double bedroom enjoys the benefit of triple built in wardrobes with sliding doors. Front.

### Bathroom 2.10 m x 1.82 m / 6'11" x 6'0"

The stylish bathroom is fitted with a modern white suite incorporating a bath set over the shower. The wash hand basin is set in a vanity unit with storage below. Wet wall panelling. Mid.

### Gardens

There are neatly presented areas of garden ground to the front and rear. Patio area to the front. The larger rear garden comprises areas of decking and artificial lawn. Gate which leads to the front of the properties.

### PARKING

There is a private parking area to the front of the property and ample parking for visitors.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

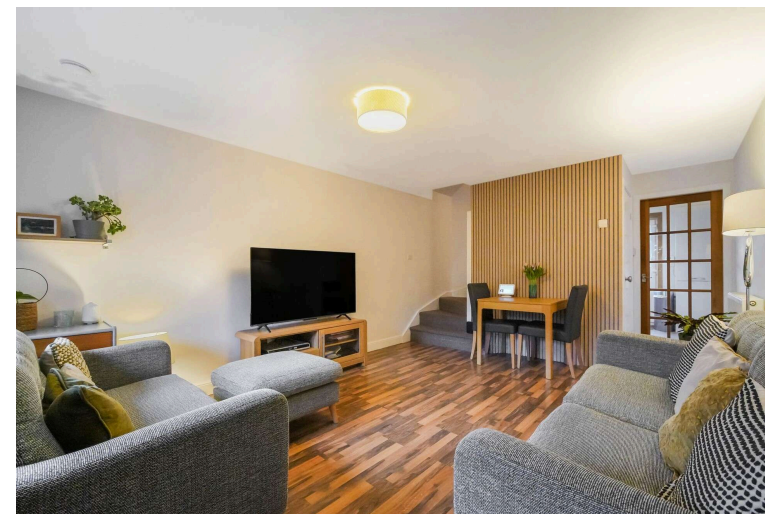
The fitted carpets and blinds are included in the sale. The kitchen appliances are also included, although no guarantee is given as to their condition or full working order.

### HOME REPORT

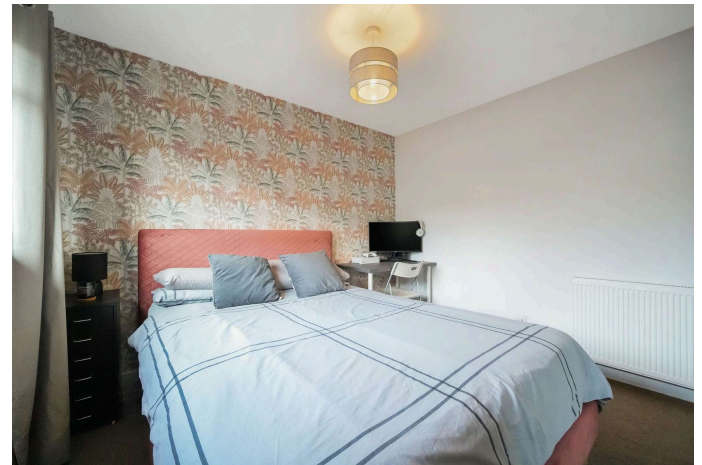
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

### 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, 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 or  
Lee-Anne Smith on 07882114972

## 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

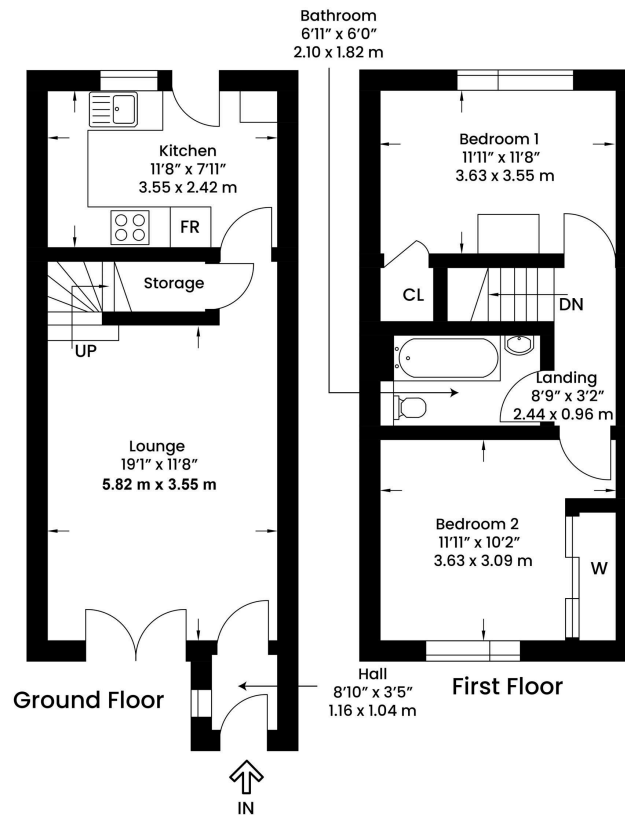
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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