



Stevenson Marshall
Property & Law

6 Roanhead Terrace
Toll Road, Kincardine, FK10 4RW

Offers over £85,000

6 Roanhead Terrace, Kincardine

A main door upper flat in central location close to good local amenities.

There is an excellent internal layout which includes a reception hallway, lounge, kitchen, two double bedrooms and shower room.

Gas central heating and double glazed windows are installed and there is ample storage throughout.

Room sizes and accommodation

Lounge 4.58m x 3.61m (15'0 x 11'0)
Kitchen 3.36m x 3.35m (11'0 x 10'11)
Bedroom 1: 3.65m x 3.90m (11'11 x 12'9)
Bedroom 2: 2.57m x 3.91m (8'5 x 12'9)
Shower room 2.12m x 1.40m (6'11 x 4'7)

The property benefits from generous garden grounds to rear which are mainly laid to lawn. There is a timber garden shed and greenhouse.

Kincardine lies on the northern shores of the Firth of Forth. There are excellent amenities close by, such as shops, pubs, restaurants and an 18 hole golf course. Kincardine is ideal for commuting with easy access to both Kincardine Bridges and a fast motorway network to Edinburgh, Grangemouth, Stirling and Glasgow. Dunfermline City Centre is approximately 12 miles away.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

An appointment to view can be made by contacting selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.