



36 Spittalfield Road, Inverkeithing, KY11 1EA

RE/MAX Property

Nestled on the desirable Spittalfield Road, this impressive four bedroom home is the perfect choice for a growing family. Offering a wonderful balance of comfort, space, and practicality, the property features a private driveway and garage, providing excellent convenience. Generously proportioned throughout, it offers flexible living options ideal for modern family life, whether you're looking for extra bedrooms, a home office, or both. Lorna MacDonald and REMAX Property are delighted to present this family home to the market.

Situated in a popular residential area of Inverkeithing, Spittalfield Road offers easy access to green spaces, local leisure facilities, and everyday amenities. The town centre provides a good selection of cafés, restaurants, and bars, while nearby Ballast Bank Park and coastal walks offer lovely outdoor options. Inverkeithing Primary and High Schools are both close by, and excellent transport links, including Inverkeithing Train Station, the M90, and Ferrytoll Park & Ride, make commuting to Edinburgh, Dunfermline, and beyond quick and convenient.

Front Garden & Approach

The welcoming entrance features a neatly maintained lawn bordered with mature shrubs and planting, creating an attractive first impression. A combination of paved and tarmac surfaces provides a spacious driveway with ample parking for multiple vehicles, leading directly to the garage. Steps ascend to the front door, completing the inviting approach to the home.

Entrance Hallway

A glazed upvc door, complemented by an adjacent window, welcomes you into this bright and inviting vestibule, allowing natural light to flow in. The space features fresh white painted walls and stylish wood laminate flooring, creating a modern and airy feel. A ceiling light and power points complete this area. Decor continues into the hallway with laminate floor, half wood panelled and white painted walls. A ceiling light, a power point, a smoke detector, and a radiator add functionality and comfort.

Lounge Diner

4.183m x 3.955m (13'08" x 12'11")

This impressive room features fresh white décor and wood effect laminate flooring, creating a bright and contemporary feel. A large front facing window floods the space with natural light, complemented by a central ceiling light. The focal point of the room is the elegant fireplace with a wooden surround and black hearth, adding warmth and character. Additional features include a radiator, power points, and a fitted smoke detector.

Ground Floor Bathroom

2.577m x 1.900m (8'05" x 6'02")

This convenient ground floor bathroom is tastefully finished with white tiled walls and laminate flooring. The suite comprises a close coupled toilet, pedestal sink, and a bath, providing a clean and functional space. Natural light streams in through a rear facing window, complemented by downlights. A radiator is included.





Kitchen

2.578m x 3.965m (8'05" x 13'00")

This practical kitchen features a combination of wall and floor units with white fronts, complemented by sleek black work surfaces. Tastefully decorated with two tone turquoise walls, a tiled splashback, and continued laminate flooring, the room offers a modern and inviting atmosphere.

The kitchen comes complete with built-in appliances, including an under counter oven, four ring gas hob, and a stainless steel and glass extractor hood, all included in the sale. There is ample space for a tall fridge freezer and an under counter dishwasher. A stainless steel sink with drainer and mixer tap completes the practical and contemporary setup.

Natural light floods the space through the rear window and glazed upvc door, which provides direct access to the garden. Completing the room are a ceiling light, under unit lighting, a heat detector, and power points.

Utility Room

3.816m x 2.921m (12'06" x 9'07")

The generous utility room provides a highly practical space, featuring white and blue painted walls and black vinyl tile flooring. Ample storage is offered by a combination of floor and wall units with cream and wood fronts, complemented by a wood effect laminate work surface. There is space for an under counter washing machine, making this a functional hub for the home.

A glazed upvc door offers convenient access to the rear garden, while a rear facing window allows natural light to fill the room. Internal access to the garage is also available from this space. The utility room is completed with a stainless steel sink and drainer with dual taps, an extractor fan, ceiling light, radiator, power points, and a ceiling mounted clothes hanging rail, making it both practical and versatile.

Stairs and Landing

The décor seamlessly extends up the staircase, where carpeted stairs meet a laminate finished landing and white painted walls. The area is well lit by two ceiling lights and is equipped with a smoke detector, power points and an attic hatch.

Primary Bedroom

3.188m x 4.776m (10'05" x 15'08")

This delightful room features magnolia painted walls and cork tile flooring. It boasts an integrated cupboard, offering shelving space. The room is bathed in natural light from a large window to the front of the property, further enhanced by a ceiling light. The space provides a radiator and power points.

Bedroom Two

5.975m x 2.893m (19'07" x 9'05")

This fantastic room features fresh white painted walls and laminate flooring, creating a warm and inviting atmosphere. A large window at the front of the property allows plenty of natural light to fill the room. The space is further complemented by two ceiling lights, two radiators, and conveniently placed power points, ensuring both comfort and functionality.

Bedroom Three

3.663m x 2.903m (12'00" x 9'06")

This lovely room has been finished with neutral walls and cork tiles to the floor. The window to the rear of the property allows in natural light and are further complemented by a ceiling light. Power points and a radiator are also provided.

Bedroom Four

2.592m x 3.065m (8'06" x 10'00")

This fourth double bedroom has been finished with white walls and cork tiles to the floor. A window to the rear of the property, allows in natural light. Power points, a ceiling light and a radiator are included.

Family Shower Room

2.545m x 2.892m (8'04" x 9'05")

This stylish shower room is finished in a neutral palette, featuring white and grey wet wall paneling complemented by grey wood effect laminate flooring. The contemporary suite comprises a white gloss vanity sink, back to wall toilet, and a spacious shower enclosure fitted with a mains waterfall shower and additional handheld attachment. Downlights provide excellent illumination, enhanced by natural light from the rear facing window. A modern grey towel radiator and illuminated Bluetooth mirror complete this well presented space.

Garage

5.985m x 3.010m (19'07" x 9'10")

The garage is equipped with an up and over front door, as well as a convenient internal access door from the house. It is fully functional with power points and ceiling lights, ensuring a practical space.

Rear Garden

The generous corner garden offers a wonderful outdoor retreat, combining space, privacy, and versatility. Predominantly laid to lawn and enhanced by mature trees and planted beds, it creates a peaceful, green setting. A paved patio area beside the house provides the perfect spot for outdoor dining or relaxation, while established vegetable beds and a wooden shed, included in the sale, add practical appeal. Fully enclosed by fencing with gated rear access, this thoughtfully designed garden is ideal for family living, entertaining, or simply unwinding in the fresh air.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

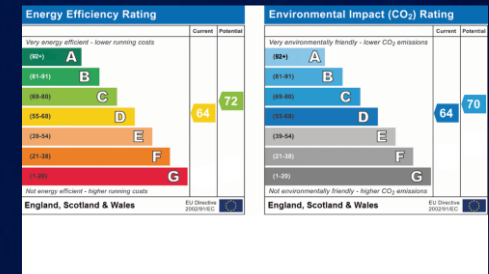
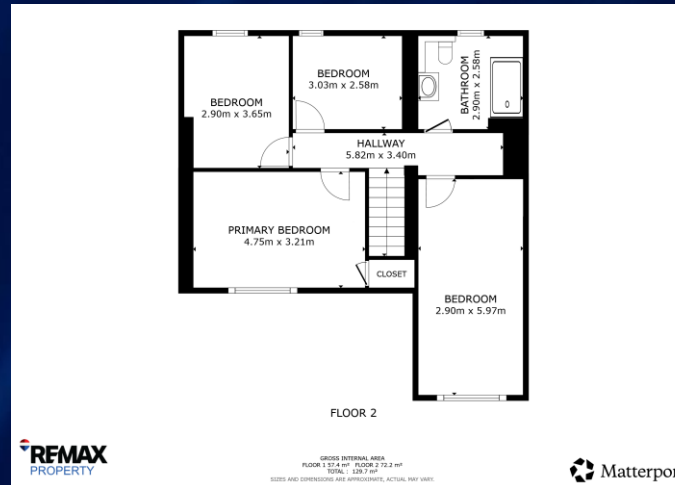
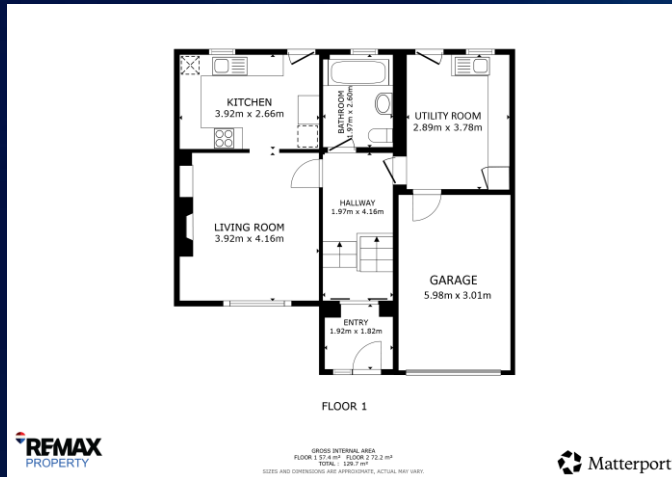
INTEREST

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