

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



3 Boreland Park, Inverkeithing, KY11 1ES
Offers Over £277,500



Immaculately presented detached bungalow enjoying a quiet head of cul-de-sac setting within walking distance to the railway station offering excellent family accommodation. Entrance Hall, Spacious lounge (feature fireplace), Modern fitted Kitchen, Large sun room, Master bedroom (Built in wardrobes & En-suite shower room), 2 Further double bedrooms (Built in wardrobes), Family bathroom. Double glazing. Gas central heating. Attractive gardens to front and rear (decking). Garage (with electric door). Monoblock driveway for 2/3 cars. Modern decor throughout (recently redecorated). Hardwood finishings. Quality fixtures and fittings. Rarely available. Excellent family home in move in condition. EPC - C. Council Tax - E. Freehold

LOCATION

Boreland Park enjoys an extremely convenient location within the popular town of Inverkeithing, which lies just north of the Queensferry Crossing and is well placed for those commuting to Edinburgh, Glasgow and Fife with easy access to the M90, a frequent rail service and the Ferry Toll Park & Ride. There are a good variety of day-to-day amenities on the nearby high street with further options available in neighbouring South Queensferry with its historic high street and variety of cafes, restaurants and popular bars. The City of Dunfermline is approximately five miles away and houses a wider range of amenities, including cinemas, gyms, beautiful green spaces and its famous Abbey. Schooling from primary to secondary level is available within a few minutes' walk from this property.

PROPERTY - DETACHED BUNGALOW

- Much sought after property type
- Well proportioned accommodation
- Large Sun lounge
- 3 Bedrooms all with built in wardrobes
- Attractive en-suite and bathroom fittings
- Extensive laminate flooring
- Good storage accommodation
- Modern decor
- Hardwood finishings
- Good quality fixtures and fittings
- Garage with remote controlled door
- Loft
- Quiet cul-de-sac setting
- Within 5 minutes walk to railway station
- Very close to all amenities
- Internal viewing a must!

ACCOMMODATION

Hall 6.98 m x 0.88 m / 22'11" x 2'11"

Lounge 5.23 m x 2.30 m / 17'2" x 7'7"

Kitchen 4.08 m x 3.20 m / 13'5" x 10'6"

Sun Room 4.11 m x 3.82 m / 13'6" x 12'6"

Master Bedroom 3.84 m x 3.69 m / 12'7" x 12'1"

En-suite Shower room 3.55 m x 1.53 m / 11'8" x 5'0"

Bedroom 2 3.08 m x 2.76 m / 10'1" x 9'1"

Bedroom 3 3.08 m x 2.76 m / 10'1" x 9'1"

Bathroom 1.88 m x 1.47 m / 6'2" x 4'10"

Gardens

The property enjoys good sized garden areas to the front, side and rear of the property.

GARAGE/DRIVEWAY

There is a single garage with an electric up n over door accessed via a Monoblock driveway, which offer parking for 2 or 3 cars.

HEATING/GLAZING

Gas central heating and double glazing

EXTRAS

All the fitted carpets and blinds are included in the sale price.

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, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given.



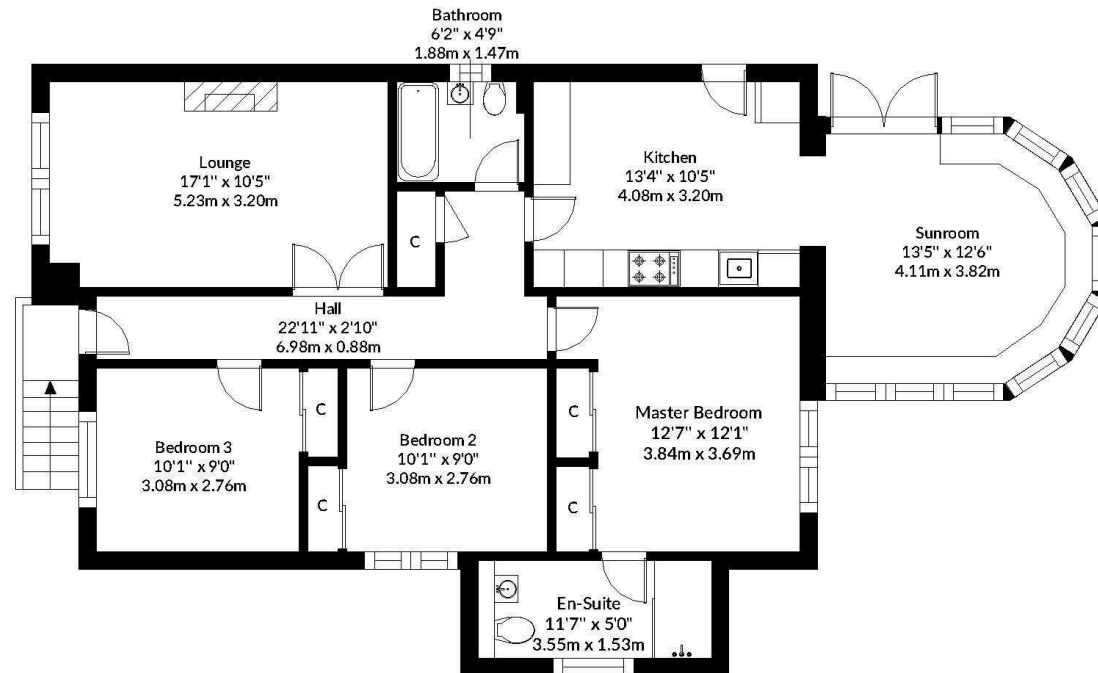






Bath





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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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 Alan Dear at Ross & Connel on 01383 721156

Home Report

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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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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