



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

122 Nith Street, Dunfermline, KY11 4LT
Offers Over £164,500



Attractively presented end terraced villa offering superb family accommodation in move on condition and enjoying a convenient location close to local amenities. Entrance Hall, Lounge/Dining room, Modern fitted kitchen, 3 Double bedrooms, Bathroom. Double glazing. Gas central heating. Generously proportioned gardens to the front, side and rear. Modern decor throughout. Ideal for buy to let. Available furnished. Bright accommodation. EPC - C. Council Tax - C. Freehold.

LOCATION

Nith Street 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

- Popular area
- Convenient location
- Excellent family home
- Well proportioned rooms
- Generously proportioned gardens
- Ideal buy to let opportunity
- Move in condition
- Modern decor
- Well presented throughout
- Quality carpets throughout

ACCOMMODATION

Entrance Hall

With doors to the lounge. Stairs to upper level. Door to utility/storage cupboard.

Utility/Storage cupboard 2.80 m x 1.30 m / 9'2" x 4'3"

This is a very handy area. Door to kitchen.

Lounge/Dining room 6.10 m x 3.71 m / 20'0" x 12'2"

This is a well proportioned and particularly bright lounge/dining room. Door to kitchen French doors to rear garden. Front and rear.

Kitchen 2.90 m x 2.80 m / 9'6" x 9'2"

This is a good sized kitchen, which is well fitted with modern floor and wall units. Door to garden. Rear.

Landing

With doors to 3 bedrooms and bathroom.

Bedroom 1 4.69 m x 2.60 m / 15'5" x 8'6"

This double bedroom is well proportioned and benefits from a storage. Rear.

Bedroom 2 3.30 m x 2.90 m / 10'10" x 9'6"

The second bedroom is also of good proportions. Front.

Bedroom 3 2.60 m x 2.80 m / 8'6" x 9'2"

The third double bedroom has a built in storage cupboard. Front.

Bathroom 1.60 m x 1.90 m / 5'3" x 6'3"

Fitted with a white suite with a shower set over the bath. Rear.

Gardens

There are well proportioned gardens to the front, side and rear, which have been mainly laid to lawn. The garden is enclosed by fencing and walling.

PARKING

There is ample on street parking. This properties garden area to the side may offer potential for the creation of a driveway.

HEATING

Gas central heating.

GLAZING

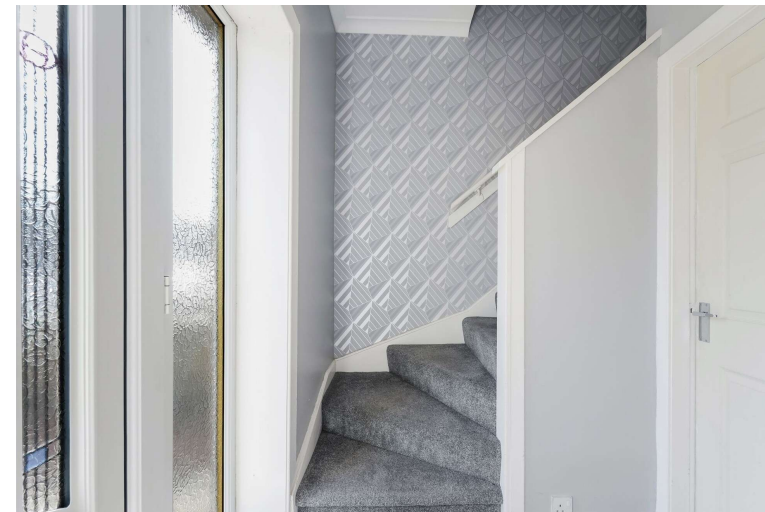
Double glazing.

EXTRAS

All the fitted carpets are included in the sale price. This property is currently fully furnished and all items are available by separate negotiation.

HOME REPORT

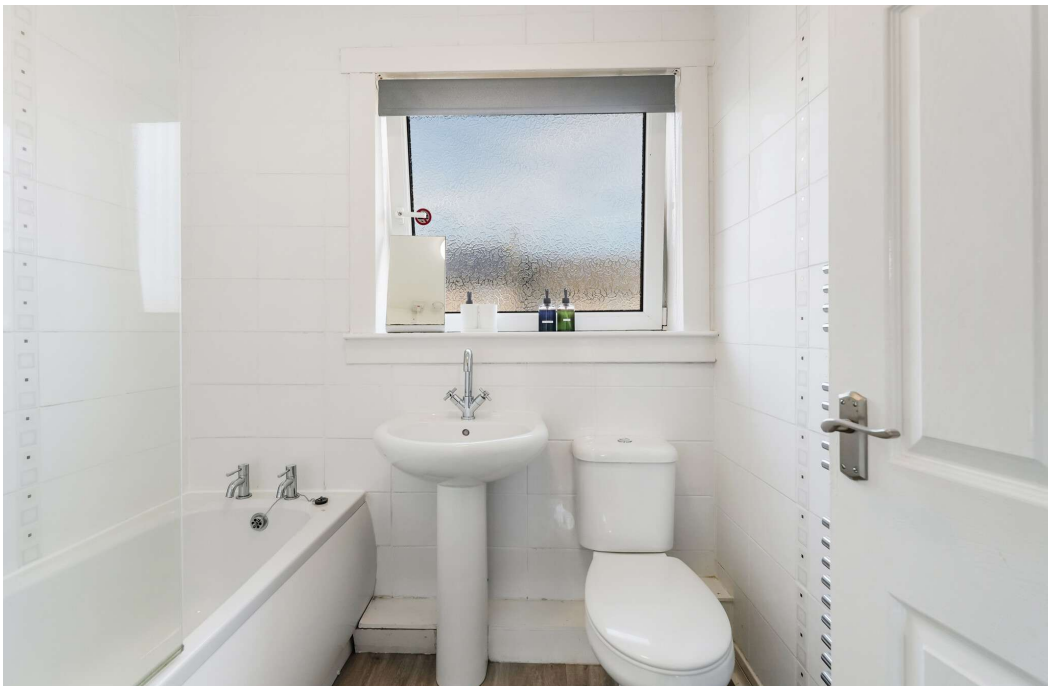
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













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

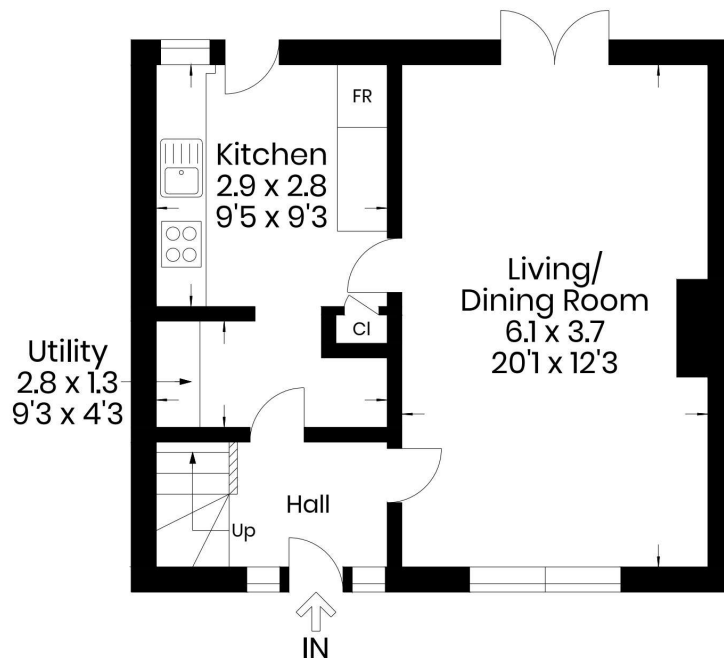
VISIT OUR WEBSITE FOR A FULL RANGE OF
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www.rossconnel.co.uk

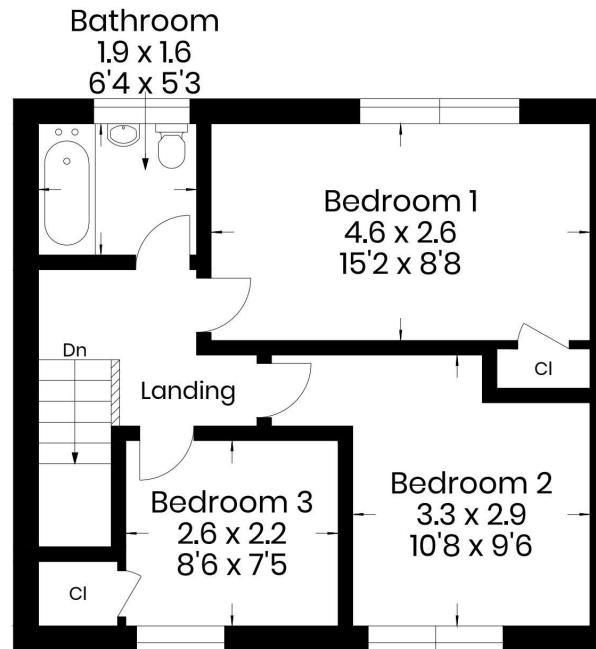
These particulars are believed to be correct but their accuracy
is not guaranteed and they do not form any part of contract.

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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Ground Floor



First Floor

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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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