










Offers Over
£120,000

5 Roods Road

Inverkeithing | Fife | KY11 1AJ

A rare opportunity to acquire a beautifully presented two bedroom main door lower villa offering spacious accommodation all on one level. Forming part of a former police house and enjoying a convenient setting within Inverkeithing, this attractive home is ideally suited to a variety of purchasers seeking comfortable and easily maintained accommodation.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private patio
-  On street parking
-  EPC rating – D
-  Council tax band – C



Description

You enter the property through an entrance vestibule into a welcoming hallway, and to your left is a bright and airy lounge/dining room featuring an attractive electric fire and useful storage cupboard. The fitted kitchen offers a range of wall and base units with coordinated worktops and a door leading to the rear. There are two well proportioned double bedrooms and a shower room fitted with a crisp white suite and rainfall shower. The property further benefits from gas central heating, double glazing, and an external private storage cupboard.



Extras

Included in the sale will be the electric oven and hob, undercounter fridge and freezer and washing machine.

Gardens & Parking

The property benefits from a private rear patio, creating a lovely outdoor space to sit and unwind during the warmer months, whilst steps lead up to a communal garden area. Parking is available on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

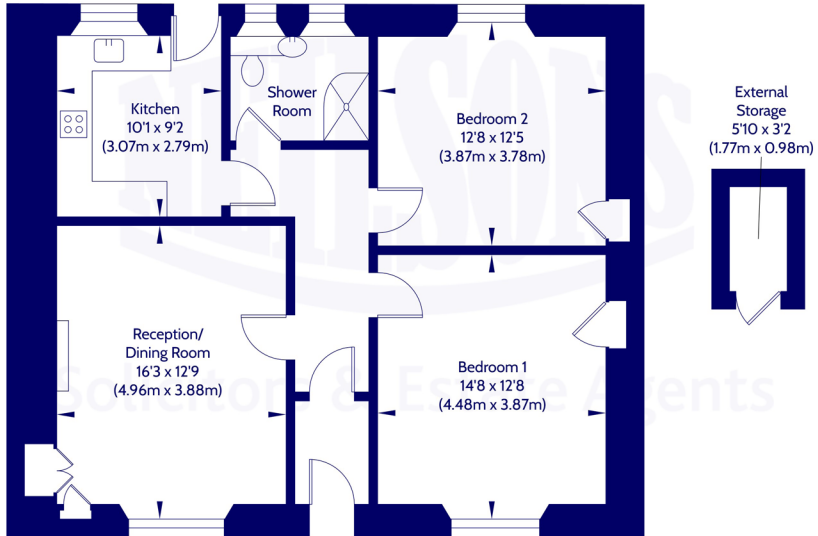
Inverkeithing is a well established and popular town within West Fife, offering a superb balance of convenience and community. A variety of local amenities are available close by, including shops, supermarkets, cafés, schooling and leisure facilities, while nearby Dunfermline provides an extensive range of retail and recreational opportunities. The town enjoys excellent transport links via its railway station and easy access to the M90 and Queensferry Crossing, making it an ideal base for commuters travelling throughout Fife and to Edinburgh. The property is also located a short distance away from the 747 airport-bus stop, making it an attractive option for staff and frequent travellers





Approx. Gross Internal Floor Area 79 Sq M / 848 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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