



**OFFERS OVER
£120,000**

**HIGHLY DESIRABLE SPACIOUS
MID TERRACED 3 BED
FAMILY VILLA IN WALK IN
CONDITION. CLOSE TO GOOD
AMENITIES, SCHOOLS, AND
COMMUTER LINKS.**

**HALL
LOUNGE/DINER
KITCHEN
3 BEDROOMS
BATHROOM
FRONT AND REAR GARDENS
GCH & DG
AMPLE ON STREET PARKING
EPC RATING D**



SITUATION

Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road and Forth Rail Bridges and has become a very popular commuter base for those travelling to Edinburgh, Glasgow, Perth and Dundee via the M90 motorway or by regular bus and train services which link Dunfermline to many parts of Scotland and to the south. A wide range of shops and recreational facilities can be found in the town centre and in the various retail parks on the outer fringes of the town. Ideal for primary and secondary schooling

PROPERTY

231 Inchkeith Drive is a highly desirable, spacious mid terraced 3 bed family villa in walk in condition. The property is close to a good selection of local amenities including a Tesco super store, public transport links and local nursery, primary and secondary schooling. There is also quick and easy access to the motorway making it ideal for a commuter.

The property offers bright and spacious family accommodation over two levels. Internally the property is in good order throughout. The property benefits from gas central heating, double glazing, and excellent storage facilities.

There are gardens to the front and rear of the property. There is ample on street parking surrounding the property.

ACCOMMODATION

HALL 2.85m x 1.55m (9'4" x 5'1")

Carpeted staircase to upper level. Radiator: Carpet.

LOUNGE/DINER 6.09m x 3.83m (20' x 12'7")

Extremely spacious lounge with ample space for dining table and chairs. Window to front and window to rear. Fireplace housing electric fire. Telephone point. TV point. Two radiators. Carpet.



KITCHEN 2.88m x 2.85m (9'5" x 9'4")

Modern fully fitted kitchen with ample work surface space. Window to rear. Door giving access to the rear garden. Integrated sink and drainer, gas hob, oven and cooker. Free standing washing machine. Radiator. Laminate flooring.

LANDING 2.72m x 1.85m (8'11" x 6'1")

Hatch to attic. Carpet.

BEDROOM ONE 4.65m x 2.65m (15'3" x 8'8")

Spacious double bedroom. Window to rear. Built in airing cupboard. Radiator. Carpet.

BEDROOM TWO 3.95m x 3.26m (13' x 10'9")

Spacious double bedroom with window to front. Radiator. Carpet.

BEDROOM THREE 2.73m x 2.28m (8'11" x 7'6")

Single bedroom with window to front. Built in cupboard housing boiler. Radiator. Carpet.

BATHROOM 1.91m x 1.65m (6'3" x 5'5")

White three-piece suite comprising bath with mixer shower above, wash hand basin and WC. Opaque window to rear. Radiator. Vinyl flooring.

GARDENS AND GROUNDS

The garden to the front is laid with lawn and has attractive borders with plants. The rear garden is south facing, enclosed with an area of lawn, patio, a garden shed and an outside storage cupboard ideal for storage. There is access along the rear of the terrace for the purpose of putting out bins. There is ample on street parking surrounding the property.

EXTRAS

All fitted carpets, floor coverings and fixtures are included in the sale together with the integrated kitchen appliances, the free-standing washing machine and the garden shed.

VIEWING

By appointment. Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

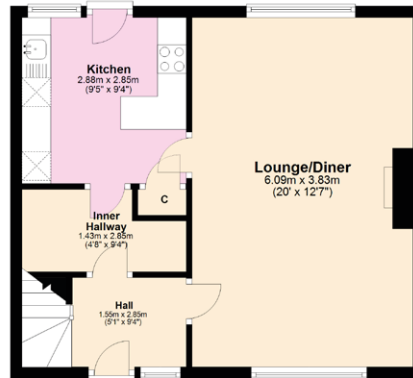
Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale and the property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

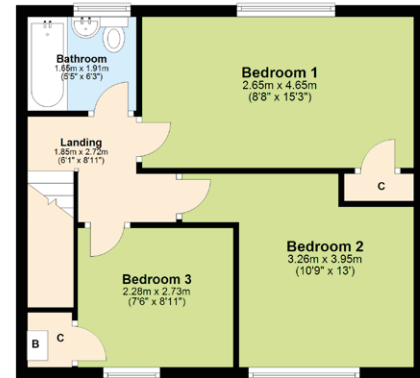
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



Ground Floor
Approx. 41.2 sq. metres (443.5 sq. feet)



First Floor
Approx. 41.0 sq. metres (441.7 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Disclaimer: Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and not guaranteed to be for any other or additional. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson
Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

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