



Malcolm Jack
& Matheson

11 ROANHEAD TERRACE,
KINCARDINE, FK10 4RW



OFFERS OVER
£75,000

**SPACIOUS AND BRIGHT TWO BEDROOM
GROUND FLOOR FLAT IN NEED OF
UPGRADING, OFFERING GREAT POTENTIAL
AS AN IDEAL INVESTMENT PROPERTY OR
FIRST TIME BUY.**

ENTRANCE HALL

LOUNGE

KITCHEN

2 DOUBLE BEDROOMS

WET ROOM

**FRONT GARDEN AND SECTION OF REAR
GARDEN**

AMPLE ON STREET PARKING

GCH & DG

EPC D



SITUATION

Kincardine lies on the northern shores of the Firth of Forth. There are excellent amenities close by, such as shops, pubs, restaurants and an 18-hole golf course. Kincardine is ideal for commuting with easy access to both Kincardine Bridges and a fast motorway network to Edinburgh, Grangemouth, Stirling and Glasgow. Dunfermline City Centre is approximately 12 miles away.

PROPERTY

This generously sized, bright two-bedroom ground-floor flat offers excellent potential for upgrading, making it an ideal choice for both first-time buyers

and investors. Boasting excellent transport links and local amenities just moments away, this property is ideally located for easy commuting and access to daily essentials. Situated in the desirable area of Kincardine, it is close to schools, shops, and parks, making it a fantastic opportunity for those seeking future potential.

The accommodation comprises a spacious lounge, a well-proportioned kitchen, two generous double bedrooms, and a modern wet room. The property is further enhanced by gas central heating, double glazing, and ample storage options.

Externally, the property has a section of rear garden, laid with stone chips and has a garden shed, perfect for outdoor use. There is also access to a shared drying screen. At the front, there is an area of lawn with plants and shrubs and there is ample on street parking surrounding the property.

ACCOMMODATION

HALL 3.70m x 1.04m (12'2" x 3'5")

Built in cupboard. High level cupboard. Radiator. Carpet.



LOUNGE 4.51m x 3.58m (14'9" x 11'9")

Bright and spacious lounge with window to the front. Fireplace. Gas fire. Shelved recess cupboard. Radiator. Carpet.

KITCHEN 3.38m x 2.00m (11'1" x 6'7")

Fully fitted kitchen with window to the front. Integrated sink and drainer. Free standing washing machine, gas cooker and fridge. Built in cupboard. Wooden clothes pulley. Vinyl flooring.

BEDROOM ONE 3.83m x 3.83m (12'7" x 12'7")

Spacious double bedroom with window to rear. Electric fire. Recess cupboard. Carpet.

BEDROOM TWO 3.83m x 2.64m (12'7" x 8'8")

Spacious double bedroom with window to the rear. Recess cupboard. Carpet.

WETROOM 2.63m x 1.40m (8'8" x 4'7")

Modern white three-piece suite comprising electric shower, wash hand basin and WC. Opaque window to the front. Vinyl flooring.

GARDENS AND GROUNDS

The property has a section of rear garden, laid with stone chips and a garden shed perfect for outdoor use. There is also access to a shared drying screen. At the front, there is an area of lawn with plants and shrubs and there is ample on street parking surrounding the property.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances and the free-standing washing machine, gas cooker and fridge.

VIEWING

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 emailing property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property 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.

Please note that this is an executry sale, and the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. As such, no warranties of any kind can be provided

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. 61.1 sq. metres (658.2 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for guidance 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

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