

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



5 Morris Court, Inverkeithing, KY11 1EF
Offers Over £154,950



Most attractive end terraced villa enjoying a quiet cul-de-sac location with an attractive open outlook over the grass amenity area to the front. Entrance hall, Lounge, Modern kitchen, 2 Double bedrooms, Modern bathroom. Double glazing. Gas central heating. Neat gardens to front and rear. Off street parking area. Ideal starter home in move in condition. Modern decor. Well maintained. Internal viewing essential!
EPC - C. Council Tax - C. Freehold.

LOCATION

The property attractively located within Inverkeithing, which is well placed for access to the M90, Forth Road Bridge and the Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own station, which is a short walk from the property offering frequent services to Edinburgh and Fife. Everyday necessities can be found within Inverkeithing High Street, whilst a short drive takes you to the city of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and also further public transport of bus and rail links making this area an ideal commuter base to Edinburgh throughout Fife and east central Scotland

PROPERTY - END TERRACED VILLA

- Great starter family home
- Quiet cul-de-sac location
- Well maintained
- Neatly presented throughout
- Move in condition
- Modern décor
- Laminate flooring
- Handy utility room
- Lovely gardens
- Private parking areas
- Sought after area

ACCOMMODATION

Hall 1.48 m x 1.27 m / 4'10" x 4'2"

With door to lounge. Storage cupboards.

Lounge/Dining area 4.56 m x 3.65 m / 15'0" x 12'0"

This is a well proportioned lounge, which has laminate flooring and stairs to the upper level. Door to kitchen. Front.

Kitchen 3.65 m x 2.40 m / 12'0" x 7'10"

Fitted with modern floor and wall units with complementary worktops. Door to utility room.

Utility Room 1.84 m x 1.29 m / 6'0" x 4'3"

This is a very handy addition to any home. Plumbing for washing machine. Door to garden.

Landing 1.77 m x 0.81 m / 5'10" x 2'8"

with doors to 2 bedrooms and bathroom.

Bedroom 1 3.62 m x 2.66 m / 11'11" x 8'9"

This double bedroom has a deep storage cupboard. Front.

Bedroom 2 2.66 m x 2.37 m / 8'9" x 7'9"

This double bedroom enjoys the benefit of a double built in wardrobe. Rear.

Bathroom 1.82 m x 1.64 m / 6'0" x 5'5"

Fitted with a modern white suite. Rear.

Gardens

This property has lovely areas of garden ground to the front and rear of the property.

PARKING

There is an allocated parking area. The front garden may also offer further parking.

HEATING

Gas central heating.

GLAZING

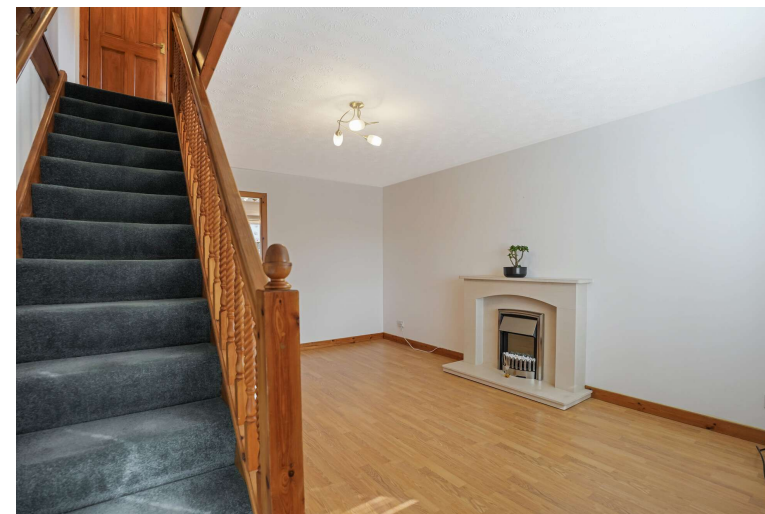
Double glazing.

EXTRAS

Any fitted carpets, blinds and integrated kitchen appliances are included in the sale price.

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

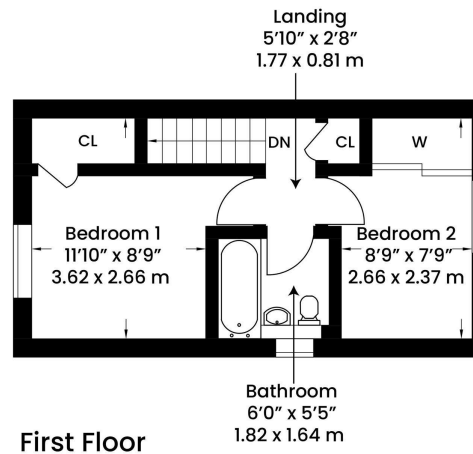
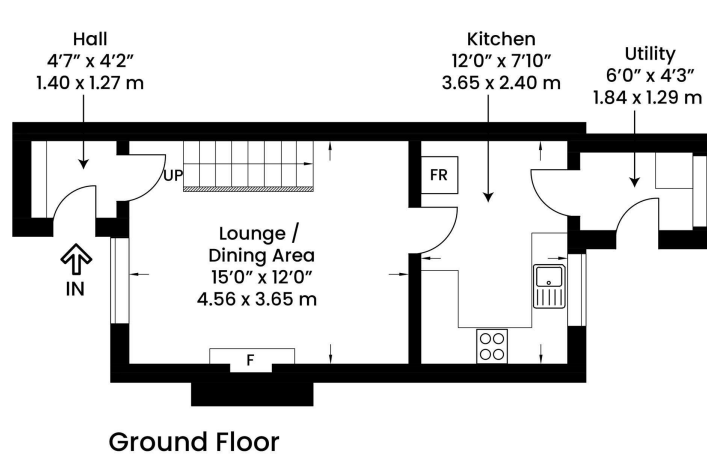
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www.rossconnel.co.uk

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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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)
vistaBee 2026

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