



Stevenson Marshall
Property & Law

5 Annabel Court
Inverkeithing, KY11 1PY

Offers over £95,000

A bright and spacious mid terraced villa in quiet cul de sac setting with ample parking to rear.

There is a good internal layout which includes a hallway, lounge, vestibule, dining kitchen, upper landing, 2 double bedrooms, box room and bathroom.

Gas central heating is installed with double glazed windows and good storage throughout.

Lounge 3.33m x 3.99m (10'11 x 13'1)
Dining kitchen 3.28m x 3.06m (10'9 x 10'1)
Bedroom 1 3.46m x 2.98m (11'4 x 9'10)
Bedroom 2 3.65m x 3.09m (11'11 x 10'2)
Box room 1.87m x 1.68m (6'2 x 5'6)
Bathroom 1.52m x 1.79m

The garden grounds feature shrubs and a generous paved area. There is an outbuilding and timber garden shed to rear and open outlooks over tree-lined garden grounds to front. Ample off street parking is available.

Annabel Court forms part of a popular setting within easy walking distance of mainline railway station, town centre and regular bus service (including regular service to Edinburgh). There is excellent access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridges) and the local Ferrytoll Park and Ride is close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk