



Offers Over  
**£115,000**

## 11 Houliston Avenue

Inverkeithing | Fife | KY11 1AN

A well proportioned mid terraced villa in quiet location with garden ground to front and rear. The property is close to local amenities and transport links, ideal for the commuter and is sure to appeal to first time buyers, those looking for more space and professionals alike.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



## Description

The reception area welcomes with its dual aspect, offering an abundance of natural light and featuring laminate flooring that extends seamlessly into the designated dining space. The kitchen boasts a generously proportioned galley style layout, a convenient rear door for easy access. Fitted with both wall and base units, the kitchen is adorned with tasteful tiling in splash areas. Bedrooms: the first, a spacious double room with dual aspect front windows framing captivating open views; the second, another inviting double room with laminate flooring and a tranquil aspect overlooking the rear garden; and the third, a comfortable double room equipped with full height built-in wardrobes and storage solutions. Completing the home is a well-appointed bathroom featuring a crisp three-piece white suite, enhanced by a dual thermostatic shower positioned above the bath. The bathing area is complemented by a sleek glass screen, ensuring both functionality and style, while vanity storage adds the finishing touch to this inviting space.



## Extras

The property will be sold with all fixtures, fittings and fitted floor covering. The kitchen appliances and white goods may be available by separate negotiation.

## Gardens and Parking

The rear garden of this property offers a delightful outdoor space designed for relaxation and entertainment. A patio area provides the perfect spot for al fresco dining or simply enjoying the sunshine, while decking adds a touch of charm and versatility for seating or hosting gatherings. A hedgerow border encloses the garden, providing privacy and a sense of seclusion, creating a serene retreat from the hustle and bustle of daily life. As for the front garden, it has been meticulously landscaped to enhance the curb appeal of the property. Fully enclosed for added security and peace of mind, it offers a welcoming entrance to the home. Residents and visitors alike will appreciate the convenience of on-street parking

## Viewing

Please contact Neilsons on 0131 625 2222.





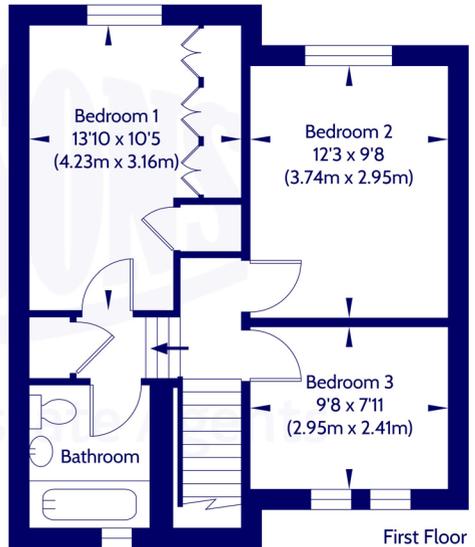
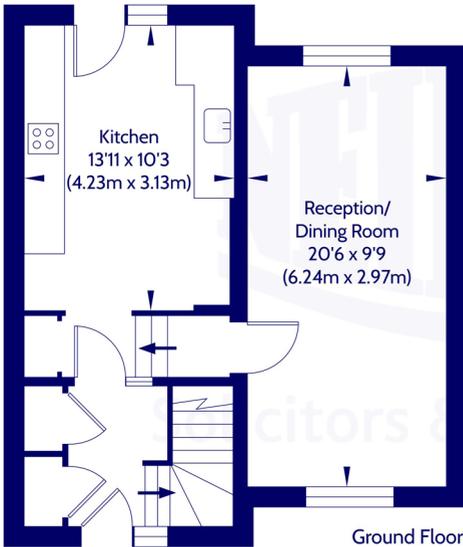
## Location

The popular town of Inverkeithing is well placed for convenient access to the M90, Forth Bridges and Ferry Toll Park & Ride which provides direct links to Edinburgh, Perth and Dundee. The local railway station offers frequent services to Edinburgh & Fife. Everyday necessities can be found within Inverkeithing High Street with further amenities available within Dunfermline Town Centre which is approximately 4 miles away. Dunfermline has a large selection of High Street shops, bars and restaurants. There are nursery, primary and high schools within Inverkeithing.





Approx. Gross Internal Floor Area 85.94 Sq M / 925 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

