






McEwan Fraser Legal

Solicitors & Estate Agents

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# 22/7 Hill Street

INVERKEITHING, KY11 1AE

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Inverkeithing is a fabulous commuter link for those travelling by road or rail to north and south of the Forth Bridges. the train operates a regular service form the station where there is ample parking, equally, the Ferrytoll park and ride provides, at a very reasonable cost, easy parking and access to Edinburgh including Edinburgh Airport.

Local shopping for everyday requirements can be found within Inverkeithing itself with ADSA supermarket available in nearby Dalgety Bay. Further shopping and an array of leisure activities can be found in Dunfermline including the Kingsgate covered shopping centre and High Street. Schooling of good repute for both primary and secondary education can be found within Inverkeithing.

McEwan Fraser Legal is delighted to present to the market this beautifully presented one bedroom, top floor flat, presented to the market in excellent condition.The size and internal condition makes this a highly desirable property for any purchaser.

The apartment is entered via a welcoming hall and provides access to all rooms. The lounge is flooded with natural light thanks to a large window looking out the front of the building with views across Fife and provides plenty of space for furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space and has panoramic views across to Edinburgh. The generous sized master bedroom allows plenty of space for free-standing units. In addition there is a good sized, partially tiled, three piece bathroom with shower over bath. There is a large box room that can be utilised as an extra bedroom.

This property also benefits from: gas central heating, more than adequate on-street parking to accommodate for residents as well as visitors to the front of the property. The property also provides a communal garden space to the rear of the property.

This property has potential as a buy-to let property.

## DELIGHTFUL TOP FLOOR FLAT // FANTASTIC COMMUTER LINKS


















# SPECIFICATIONS

FLOOR PLAN /
PROPERTY LOCATION /

*APPROXIMATE DIMENSIONS*
(Taken from the widest point)

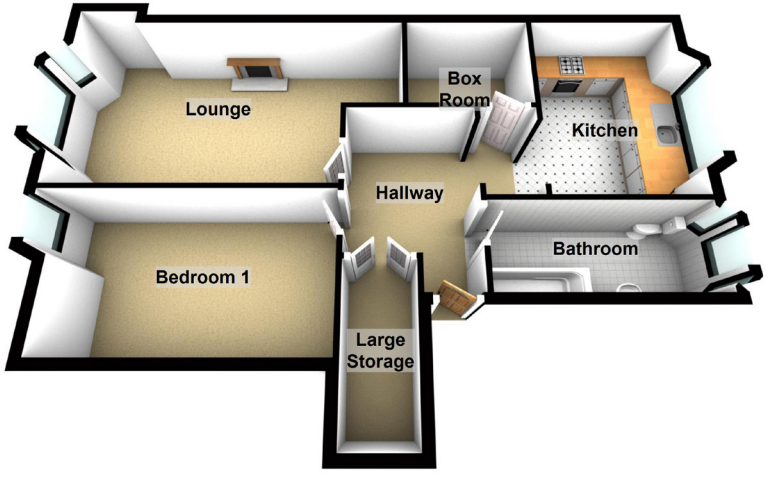
| | |
|---|---|
| Lounge | 3.40m (11'2") x 6.25m (3'7") |
| Kitchen | 3.16m (10'4") x 3.15m (10'4") |
| Bedroom 1 | 4.70m (15'5") x 2.80m (9'2") |
| Box Room | 2.30m (7'7") x 2.20m (7'3") |
| Bathroom | 4.00m (13'1") x 1.35m (4'5") |

*GROSS INTERNAL FLOOR AREA* ($m^2$) - 62 $m^2$

EPC - E

EXTRAS
(Included in the sale)

Floor coverings, light fittings and window dressings.



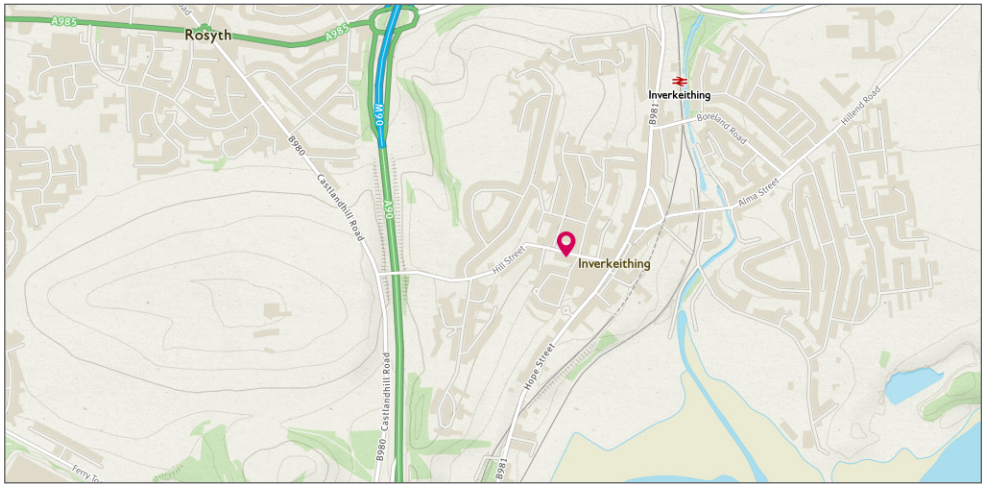




Image credit: https://www.ordnancesurvey.co.uk/osmaps/

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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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