




McEwan Fraser Legal
Solicitors & Estate Agents
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39 Struan Place
INVERKEITHING, FIFE, KY11 1NF

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Inverkeithing is a fabulous commuter link for those travelling by road or rail to north and south of the Forth. Dunfermline is on the doorstep and Edinburgh is just over the bridges. Both can be easily accessed by Inverkeithing Train Station.

The Ferrytoll park and ride provides easy parking at a very reasonable cost and access to Edinburgh including Edinburgh Airport. Local shopping for everyday requirements can be found within Inverkeithing itself with an ADSA supermarket available in nearby Dalgety Bay. Further shopping can be found in Dunfermline including The Kingsgate Shopping Centre and the high street. Schooling of good repute for both primary and secondary education can be found within Inverkeithing.

We are delighted to introduce to the market this beautifully presented and spacious upper flat. The property offers flexible accommodation and would make ideal first-time buyers purchase. The property itself has been well-maintained and upgraded by the current owners. It is superb spot has great commuting links, as well as a very easy walk to all local amenities.

Access is to the front of the building into an internal stairway which leads to the upper landing and directly into the lounge. The bright and spacious lounge is located to the rear of the property. The kitchen features a range of floor and wall mounted units with window overlooking the rear garden. There is a good sized bedroom which is double in size, with the master bedroom benefiting from built-in storage, the modern family bathroom with shower over the bath and is fully tiled completes the accommodation on offer. The property further benefits from double glazing and a partial electric heating system.



Lounge



Stairway



Kitchen



Bedroom



Bathroom



Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.75m (15'7") x 2.85m (9'4")
Kitchen	3.20m (10'6") x 1.80m (5'11")
Bedroom	3.70m (12'2") x 3.60m (11'10")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²)

39m²

EPC Rating

D

Extras (Included in the sale)

Floor coverings, light fittings and blinds.


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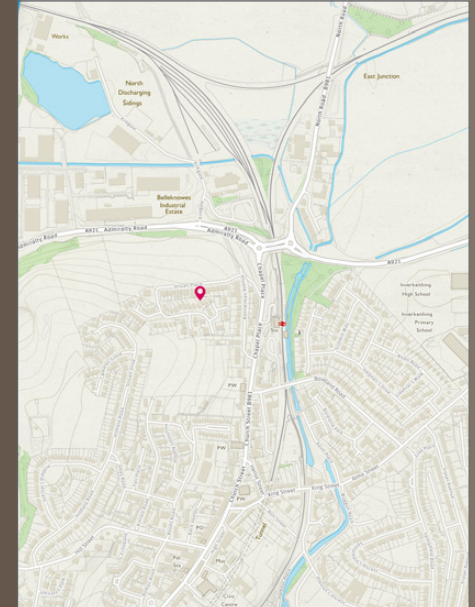


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