





McEwan Fraser Legal

Solicitors & Estate Agents

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29 Merchants Way

INVERKEITHING, FIFE, KY11 1PE







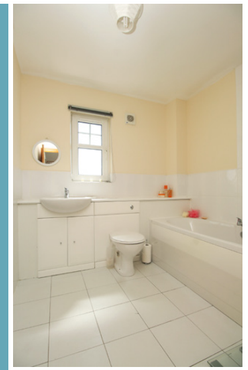














29 MERCHANTS WAY INVERKEITHING, FIFE

Inverkeithing is a fabulous commuter link for those travelling by road or rail to north and south of the Forth Bridges. The Ferrytoll park and ride provides at a very reasonable cost, easy parking and access to Edinburgh including Edinburgh Airport. Inverkeithing also has its own train station, providing regular trains to, Edinburgh, Dundee and the Fife Circle.

Local shopping for everyday requirements can be found within Inverkeithing itself with ADSA supermarket available in nearby Dalgety Bay. Further shopping can be found in Dunfermline including the Kingsgate Shopping Centre and the High Street. For those who do not wish to travel far. Inverkeithing High Street also features many local amenities such as Ingles Veterinary Practice, a dental practice, and many small shops.

A superb location for the commuter. This fabulous top floor apartment has been meticulously maintained and offered to the market decorated in a neutral palette. Offering excellent value for money, this well presented top floor flat offers spacious accommodation.

The entrance hallway, with good storage facilities, offers access to all apartments. The kitchen offers a range of floor and wall units with space for table and chairs or free-standing appliances. A French door opens to a Juliette style balcony and the room is open plan to the lounge. The lounge is bright and modern with dual aspect windows, one of which is set within a deep recessed bay, laminate flooring and coving to the ceiling add to the quality finish. The bathroom is partially tiled and provides useful vanity storage. The master bedroom boasts built-in wardrobes and an en-suite shower room. A second double bedroom completes the accommodation. Externally there are communal gardens with ample resident parking.

PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

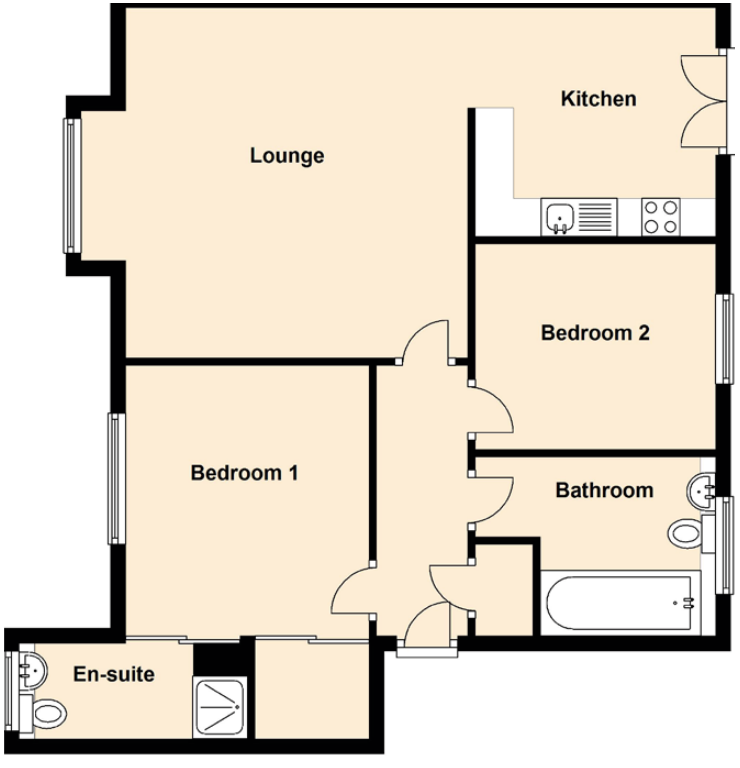
Lounge	4.60m (15'1") x 4.50m (14'9")
Kitchen	3.15m (10'4") x 3.00m (9'10")
Bedroom 1	3.55m (11'8") x 3.20m (10'6")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")
Bathroom	3.00m (9'10") x 2.35m (7'9")
En-suite	3.00m (9'10") x 1.25m (4'1")

Gross internal floor area (m²)

69m²

EPC Rating

C



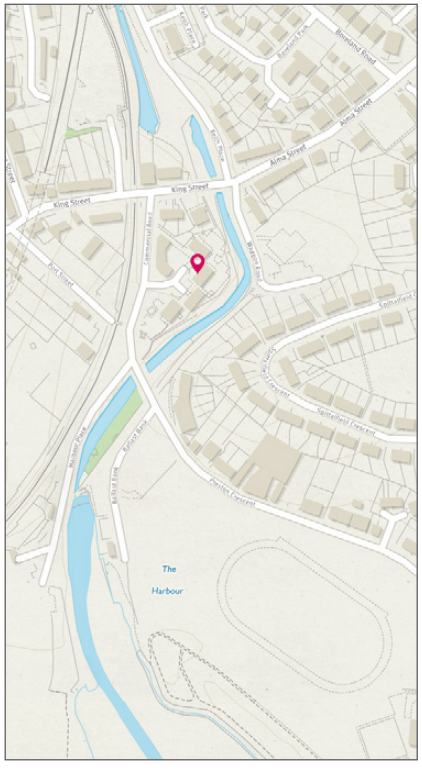


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Part Exchange Available

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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 in association with THE SUNDAY TIMES THE TIMES



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