



McEwan Fraser Legal
Solicitors & Estate Agents
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Flat 9/11 Hope Street
INVERKEITHING, FIFE, KY11 1LW



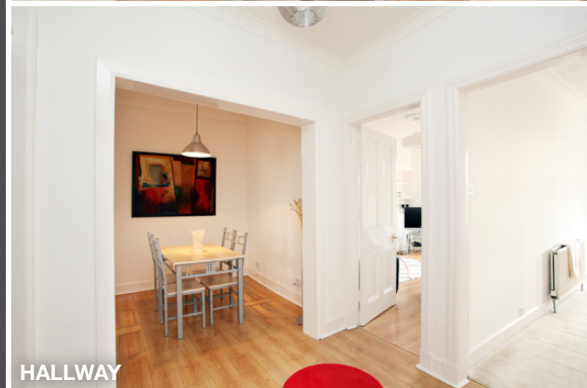
LOUNGE



KITCHEN



DINING ROOM



HALLWAY



BEDROOM ONE



BEDROOM TWO



BATHROOM

FLAT 9/11 HOPE STREET

Inverkeithing is a fabulous commuter hub for those travelling by road or rail to north and south of the Forth Bridges. The Ferrytoll Park and Ride provides easy parking at a very reasonable cost and access to Edinburgh including Edinburgh Airport. Further to the north of the town is Inverkeithing train station, providing direct links to Dunfermline, Edinburgh, Dundee and Aberdeen.

Local shopping for everyday requirements

McEwan Fraser Legal are delighted to offer to the market this spacious two bedroom second floor flat. The property has been well cared for by the current owner and is sure to appeal to a variety of buyers.

Internally, the accommodation briefly consists of an entrance hallway. The hallway features good storage space and provides access to all rooms. There is a well-proportioned lounge with panoramic views across Fife. The kitchen is well equipped and is fitted with a range of base and wall mounted units. White goods include a number of appliances including a hob, oven and an extractor hood.

can be found within Inverkeithing itself with an ADSA supermarket available in nearby Dalgety Bay. It can be easily reached by one of the many buses that connect the two areas. Further shopping can be found in Dunfermline including the Kingsgate Shopping Center and the high street. Schooling for primary level education can be found within both Inverkeithing and Dalgety Bay, while secondary education can also be found within Inverkeithing.

Both of the bedrooms have original high ceilings, the main double bedroom offers a walk-in wardrobe/storage cupboard as a welcomed addition. There is a fresh, newly fitted, three-piece bathroom with an electric shower above the bath.

The accommodation also features double glazing and a gas central heating system to ensure a cosy living environment all year round.

Externally, there is plenty of on-street parking available to the front. There is additional parking at a nearby car park and there is also a shared garden to the rear of the property.

SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

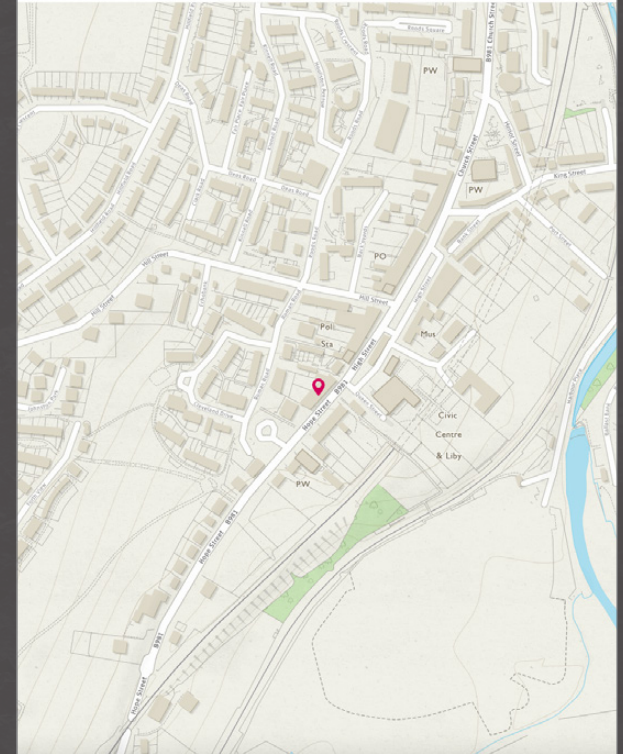
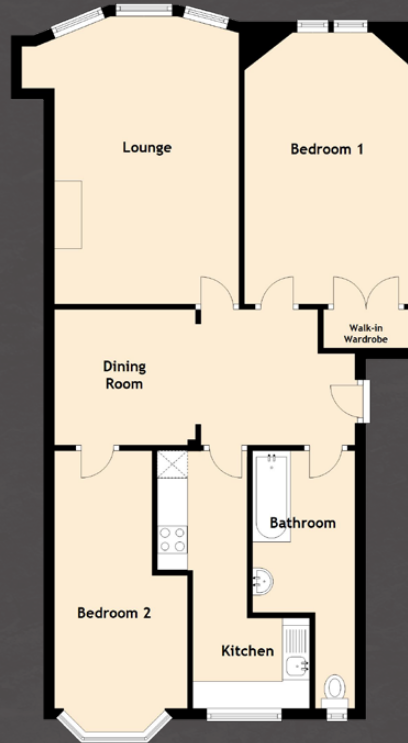
Lounge	5.30m (17'5") x 3.40m (11'2")
Kitchen	4.75m (15'7") x 2.15m (7'1")
Dining Room	2.60m (8'6") x 2.50m (8'2")
Bedroom 1	5.00m (16'5") x 3.05m (10')
Bedroom 2	5.15m (16'11") x 2.45m (8')
Bathroom	4.75m (15'7") x 1.80m (5'11")

Gross internal floor area (m²) : 76m²

EPC Rating : C

Extras
(Included in the sale)

Floor coverings, light fittings and window dressings.



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Part
Exchange
Available

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