





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

27 Merchants Way

INVERKEITHING, FIFE, KY11 1PE

















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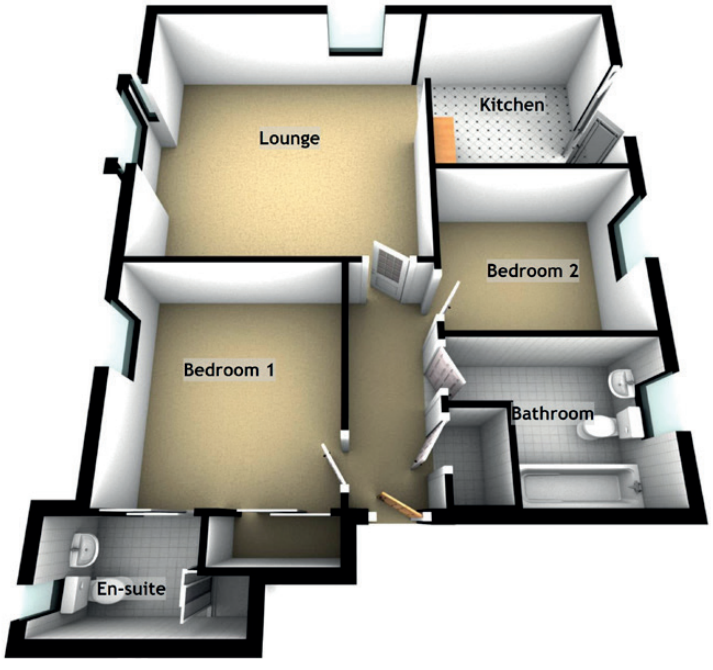
INVERKEITHING, FIFE, KY11 1PE

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. 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 covered shopping centre and High Street. Schooling of good repute for both primary and secondary education can be found within Inverkeithing.

The property is comprised of an entrance hall, spacious living room, open-plan kitchen, two double bedrooms, en-suite shower room and a stylish bathroom.

Internally the property benefits from double glazed windows throughout, electric heating, secure entry system and ample storage throughout.

Externally the property benefits from well-maintained, communal landscaped grounds and residential parking.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.55m (14'11")
Kitchen	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
En-suite	2.65m (8'8") x 1.40m (4'7")
Bedroom 2	2.90m (9'6") x 2.65m (8'8")
Bathroom	2.90m (9'6") x 2.30m (7'7")

Gross internal floor area (m^2) - $69m^2$

EPC Rating - C

Extras
(Included in the sale)

All fitted floor coverings, light fittings, window dressings and integrated kitchen appliances.

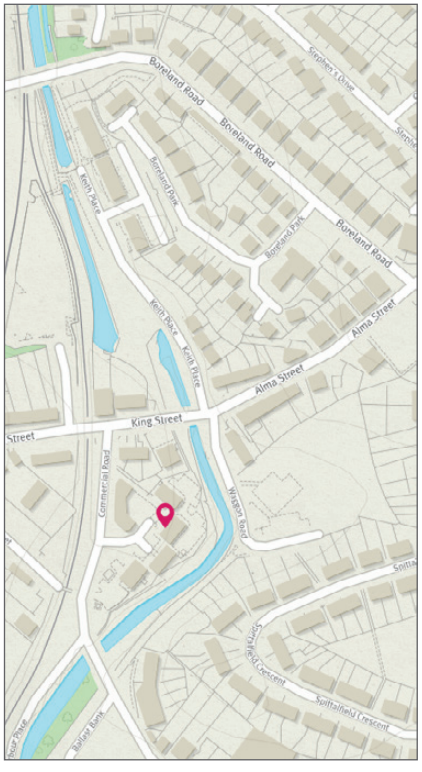


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Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



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