



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**86 Hope Street**  
INVERKEITHING, FIFE, KY11 1LL

# 86 HOPE STREET

INVERKEITHING, FIFE, KY11 1LL

**I**nverkeithing 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. 86 hope street is a superb ground floor flat, it has been well maintained and is in excellent condition throughout. The property

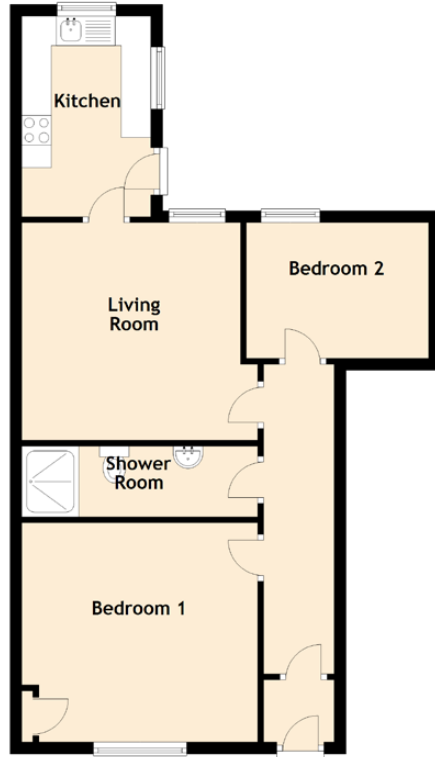
offers spacious and flexible accommodation and has excellent storage. The property is accessed via its own front door and leads into a well maintained communal hallway. The spacious hallway provides access to all rooms, while still having a decent amount of floor space for small furnishings. The lounge features rear views and has enough space for two large sofas. The spacious modern kitchen can be found to the rear of the property. The kitchen features multiple wall and base mounted storage units, a modern worksurface, an electric hob and space for a table and chairs. There are two good size bedrooms located to the front and rear. The property is completed by the modern and stylish bathroom, which features a basin, toilet and a shower.

Externally there is a delightful patio area and shared garden to the rear with excellent views. The property further benefits from gas central heating and double glazing.



# SPECIFICATIONS

## FLOOR PLAN & LOCATION



### Approximate Dimensions (Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Living Room | 3.71m (12'2") x 3.69m (12'1") |
| Kitchen     | 3.40m (11'2") x 2.19m (7'2")  |
| Bedroom 1   | 4.00m (13'1") x 3.72m (12'2") |
| Bedroom 2   | 3.09m (10'2") x 2.50m (8'2")  |
| Shower Room | 4.20m (14'1") x 1.20m (3'9")  |

**Gross internal floor area (m2) :** 59m<sup>2</sup> // **EPC Rating :** C

**Extras (Included in the sale) :** Floor coverings and blinds.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

**Part  
Exchange  
Available**

**Disclaimer :** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAY STEIN**  
Surveyor



Layout graphics and design  
**EAMONN MULLANE**  
Designer