

71a Spittalfield Road

INVERKEITHING, FIFE, KY11 1DZ



This beautifully presented and spacious upper flat offers flexible accommodation that would make an ideal first-time buyer's purchase



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

THE LOUNGE



Access is to the front of the building into an internal stairway which leads to the upper landing and directly into the hallway with access to the lounge. The bright and spacious lounge is located at the rear of the property.

THE KITCHEN



The kitchen features a range of floor and wall-mounted units with a 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 new gas heating system.

THE BATHROOM



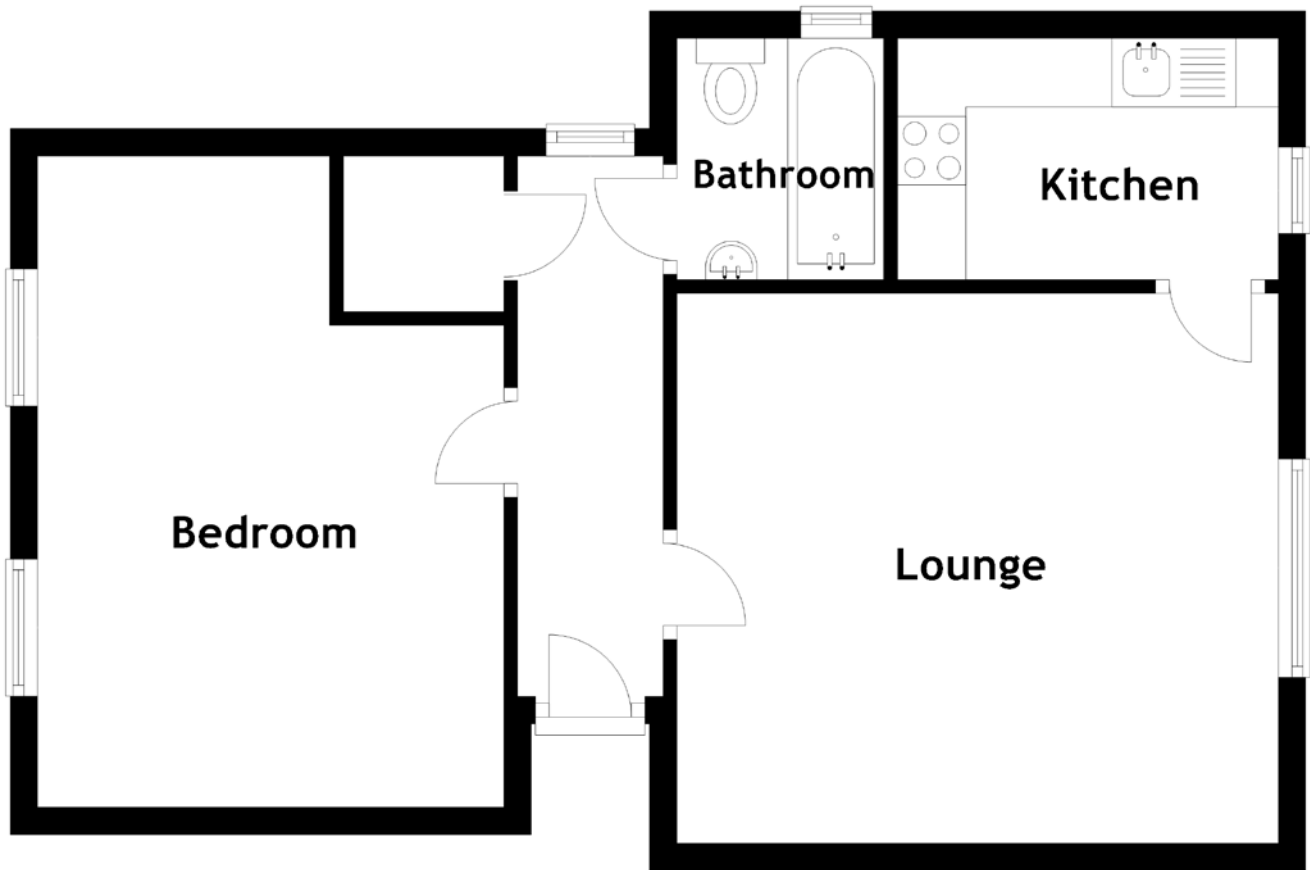
THE BEDROOM



EXTERNAL & VIEW



FLOOR PLAN, DIMENSIONS & MAP

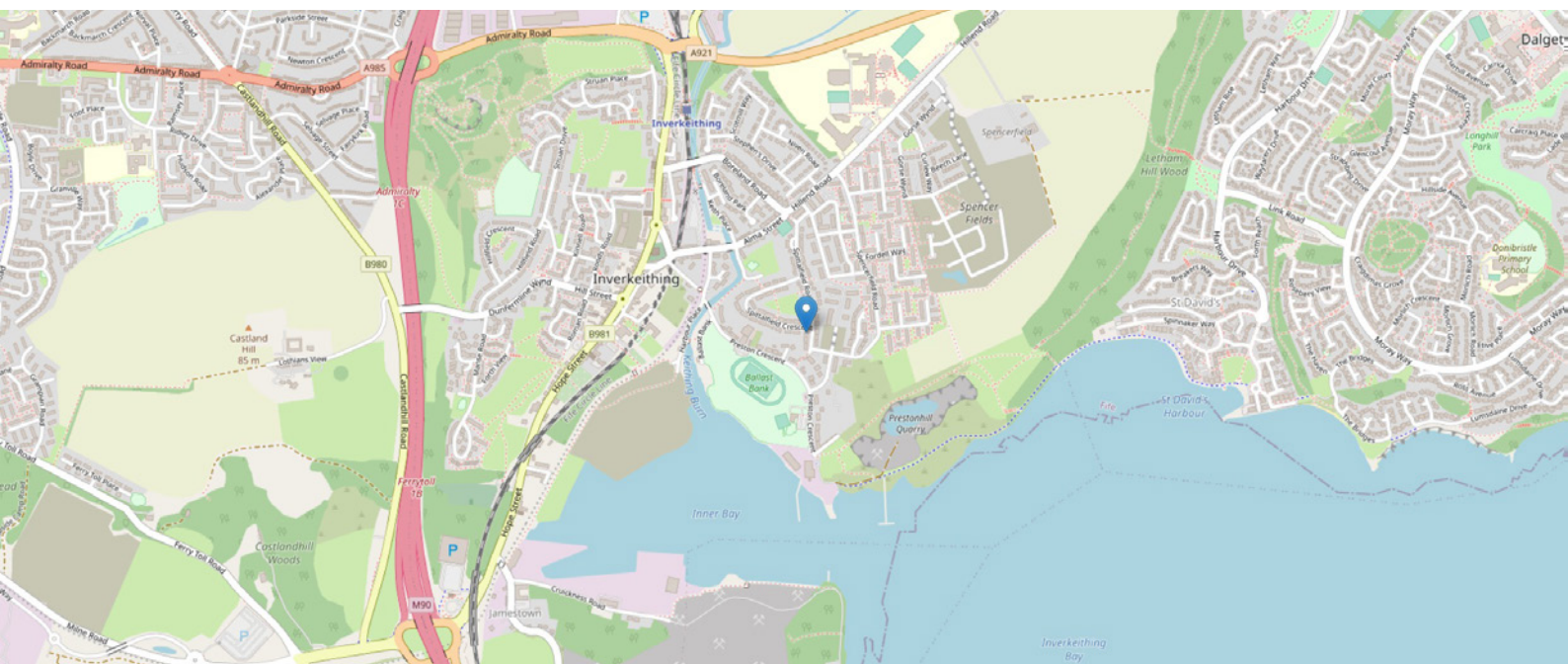


Approximate Dimensions (Taken from the widest point)

Lounge	4.39m (14'5") x 4.01m (13'2")
B Kitchen	2.78m (9'1") x 1.76m (5'9")
athroom	1.76m (5'9") x 1.51m (4'11")
Bedroom	4.75m (15'7") x 3.40m (11'2")

Gross internal floor area (m²): 48m²
EPC Rating: D

Extras: Floor coverings, light fittings and blinds.



THE LOCATION

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 City Centre is just 20 minutes over the bridges. Both can be easily accessed by Inverkeithing Train Station. Local shopping for everyday requirements can be found within Inverkeithing itself with an ASDA supermarket available in nearby Dalgety Bay.





The Ferrytoll park and ride provides easy parking at a very reasonable cost and access to Edinburgh including Edinburgh Airport. 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.



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