

13 Townhall Street

INVERKEITHING, FIFE, KY11 1LX



*CHARMING SPACIOUS THREE
BEDROOM SECOND FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this charming 1960's second-floor flat, situated in a sought-after residential area offering convenience, comfort, and stunning surroundings.

The flat has large, bright windows which fills the home with lots of natural light while boasting breathtaking views over the Inner Bay and Scotland's scenic landscape. This flat offers an abundance of storage, ensuring an organised living space. The kitchen is fitted with classic wooden units and offers a connection through to the lounge. The lounge is a highlight of the home, featuring a large window that frames the gorgeous panoramic views.





The bedrooms are all very well-sized and contain a lot of storage. Bedroom one is a spacious and natural light-filled room with picturesque sea views. Bedroom two is also well-sized with built-in storage. Bedroom three features a generously sized built-in wardrobe and neatly varnished wooden flooring. The shower room is bright and airy, with a large walk-in shower providing both comfort and style.





Bedroom 2



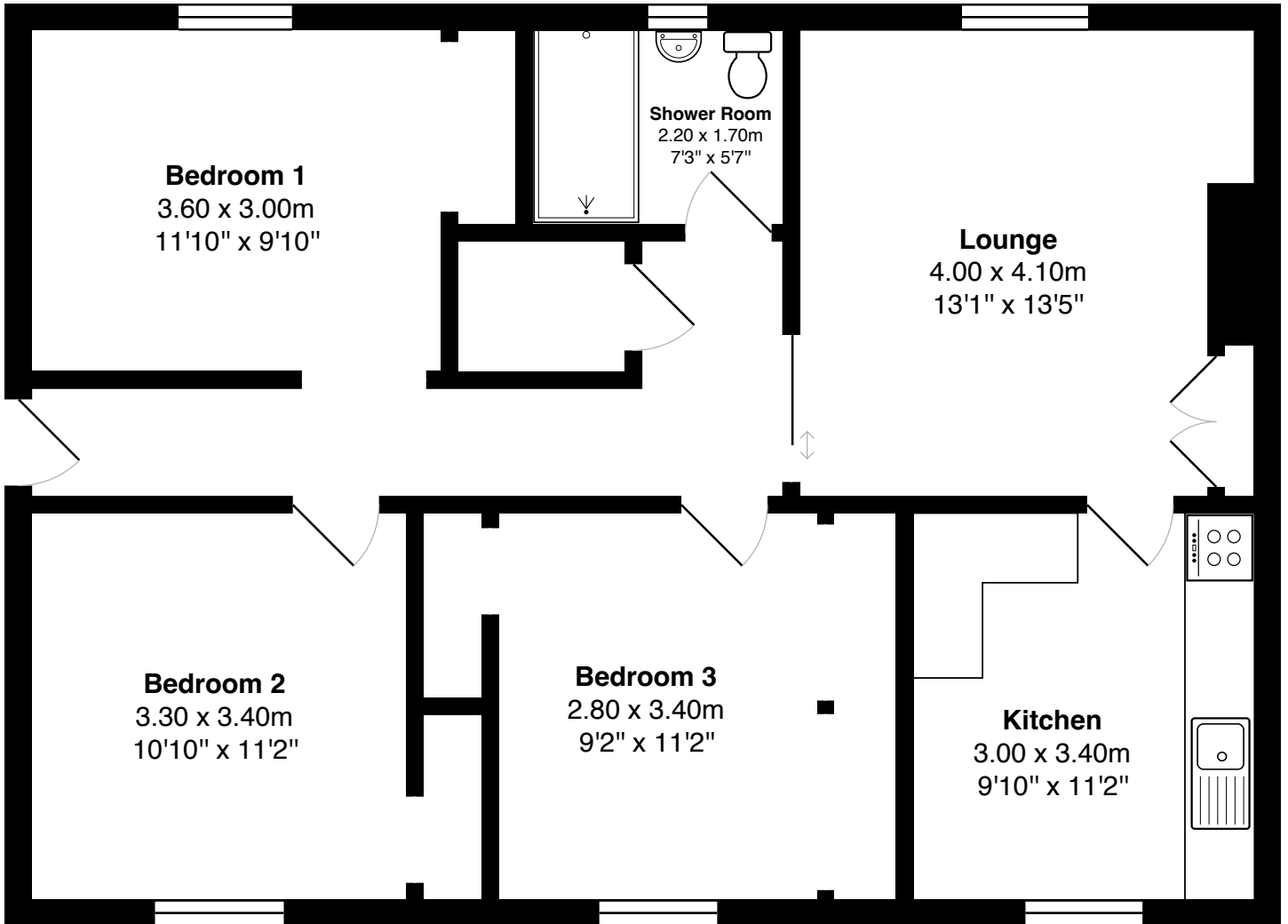


Bedroom 3





LOUNGE VIEW



Gross internal floor area (m²): 83m²

EPC Rating: D

Floor Plan



A shared garden adds an ideal outdoor space for the summer months. This home is both practical and beautiful with its surroundings.





Located just a short ten-minute walk away from Inverkeithing Primary and close to local amenities, this home is ideal for families, commuters and anyone seeking a peaceful lifestyle within close proximity to Edinburgh. The location is ideally positioned near the M90 motorway for drivers and within easy reach of Inverkeithing train station, making this flat ideal for commuting by car or rail. 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. In addition, the well-equipped kitchen could also give the new business owner an opportunity for outside catering, which could allow you to expand your customer base even further within the location.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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