




Solicitors & Estate Agents
01383 660 570

11/7 Hope Street
INVERKEITHING, KY11 1LW



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 ADSA 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.



McEwan Fraser Legal are delighted to offer to the market this spacious two bedroom first-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



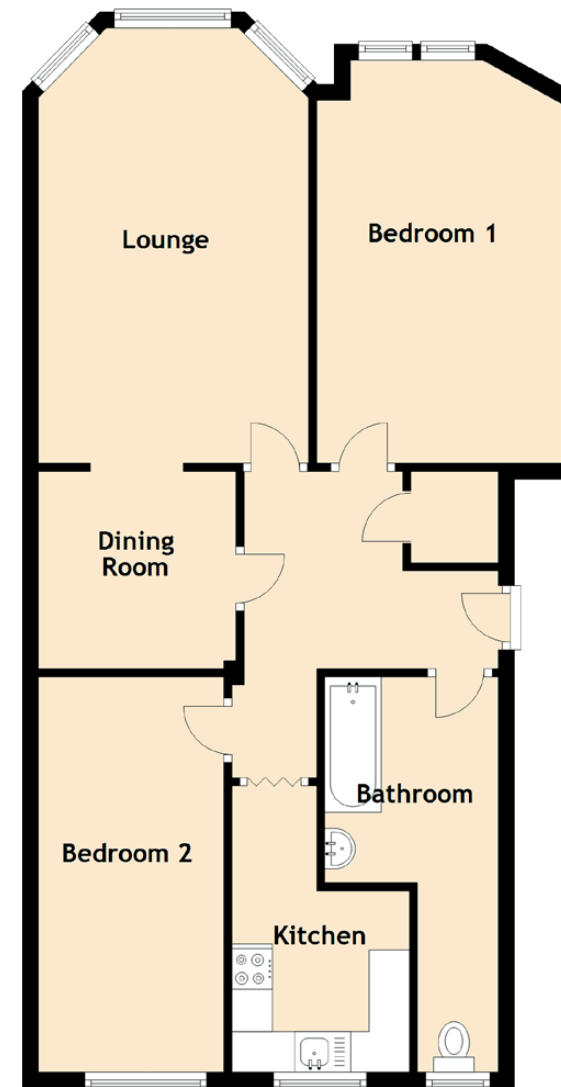


including a hob, oven and an extractor hood. Both of the bedrooms have original high ceilings. There is a fresh three-piece bathroom with an electric shower above the bath.

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.



bedrooms & bathroom

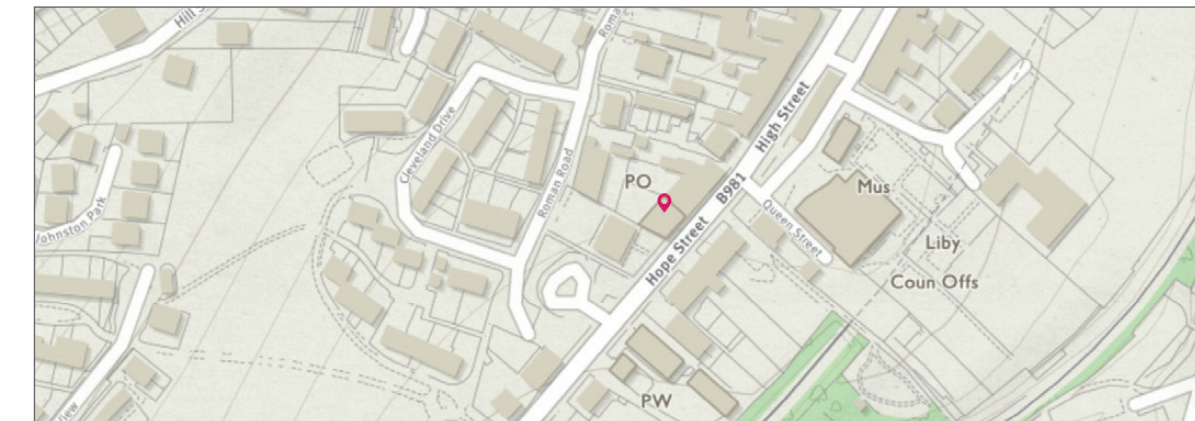


Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.35m (11')
Kitchen	3.55m (11'8") x 2.20m (7'3")
Dining Room	2.45m (8') x 2.45m (8')
Bedroom 1	5.00m (16'5") x 3.05m (10')
Bedroom 2	4.90m (16'1") x 2.30m (7'7")
Bathroom	5.00m (16'5") x 2.15m (7'1")

Gross internal floor area (m²): 75m²

EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570
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



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer