

78 Struan Place

INVERKEITHING, FIFE, KY11 1PB



Immaculate three-bedroom house, In truly walk-in condition



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78 Struan place is a delightful and spacious three bedroom detached family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

The entrance leads into an inner hall which has doors leading to the lounge, kitchen and stairs leading to the upper level. The spacious open plan lounge has a front-facing window with views over the front and access to the spacious kitchen/diner.



The kitchen/diner is a good size and features a range of quality fitted and finished floor and wall mounted units with integrated appliances and access to the rear gardens. The garage is accessible from the dining area with a games room on the ground level.



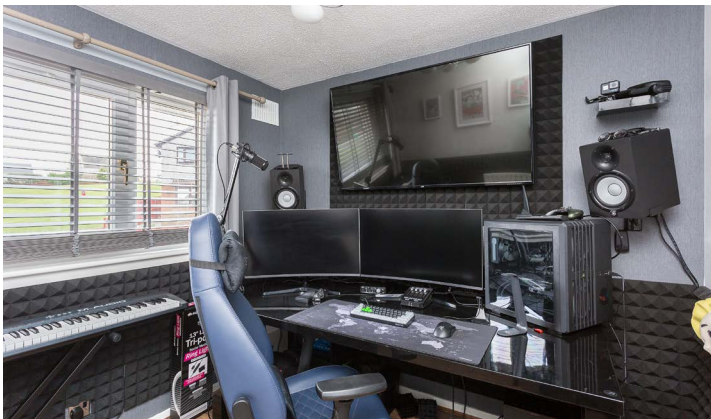


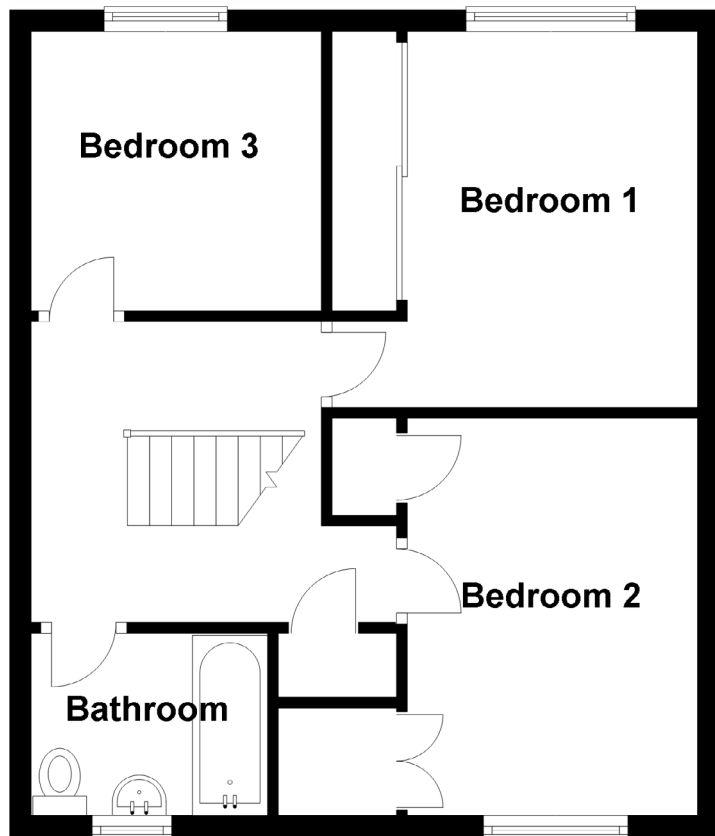
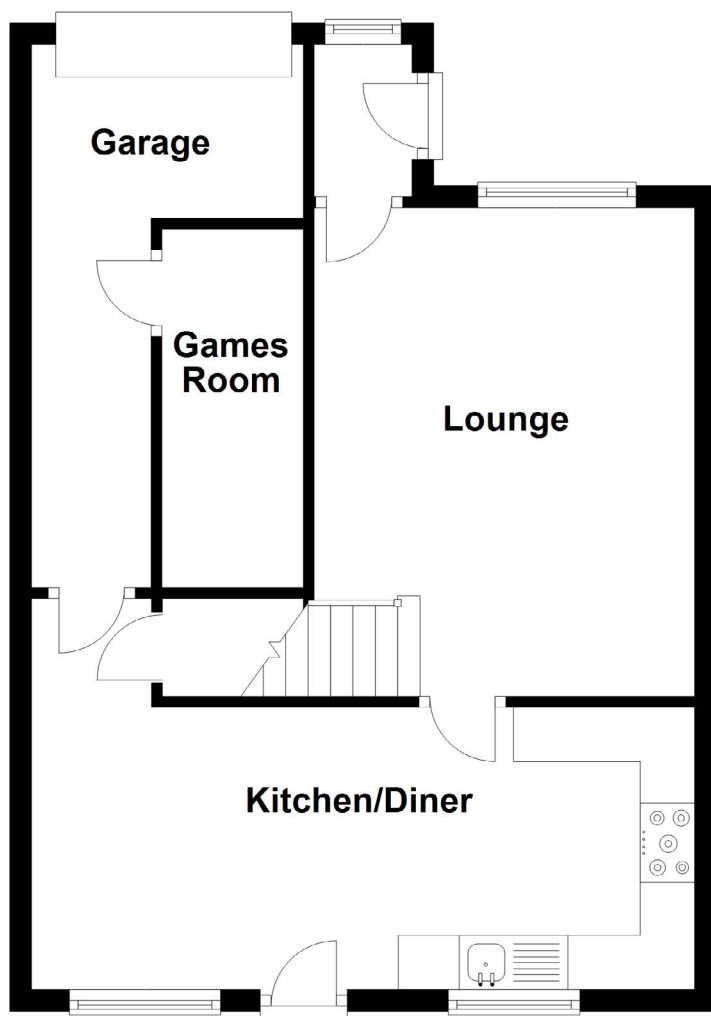
To the upper level, there are three good sized double bedrooms, the master bedroom offering stunning panoramic views. The quality sized family bathroom with a shower completes the internal accommodation on offer.



BEDROOMS & BATHROOM







Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.10m (20') x 2.00m (6'7")
Lounge	4.50m (14'9") x 3.50m (11'6")
Games Room	3.30m (10'10") x 1.30m (4'3")
Garage	5.00m (16'5") x 2.40m (7'10")
Bedroom 1	3.50m (11'6") x 2.00m (6'7")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")

Bedroom 3	2.70m (8'10") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 77m²
EPC Rating: C



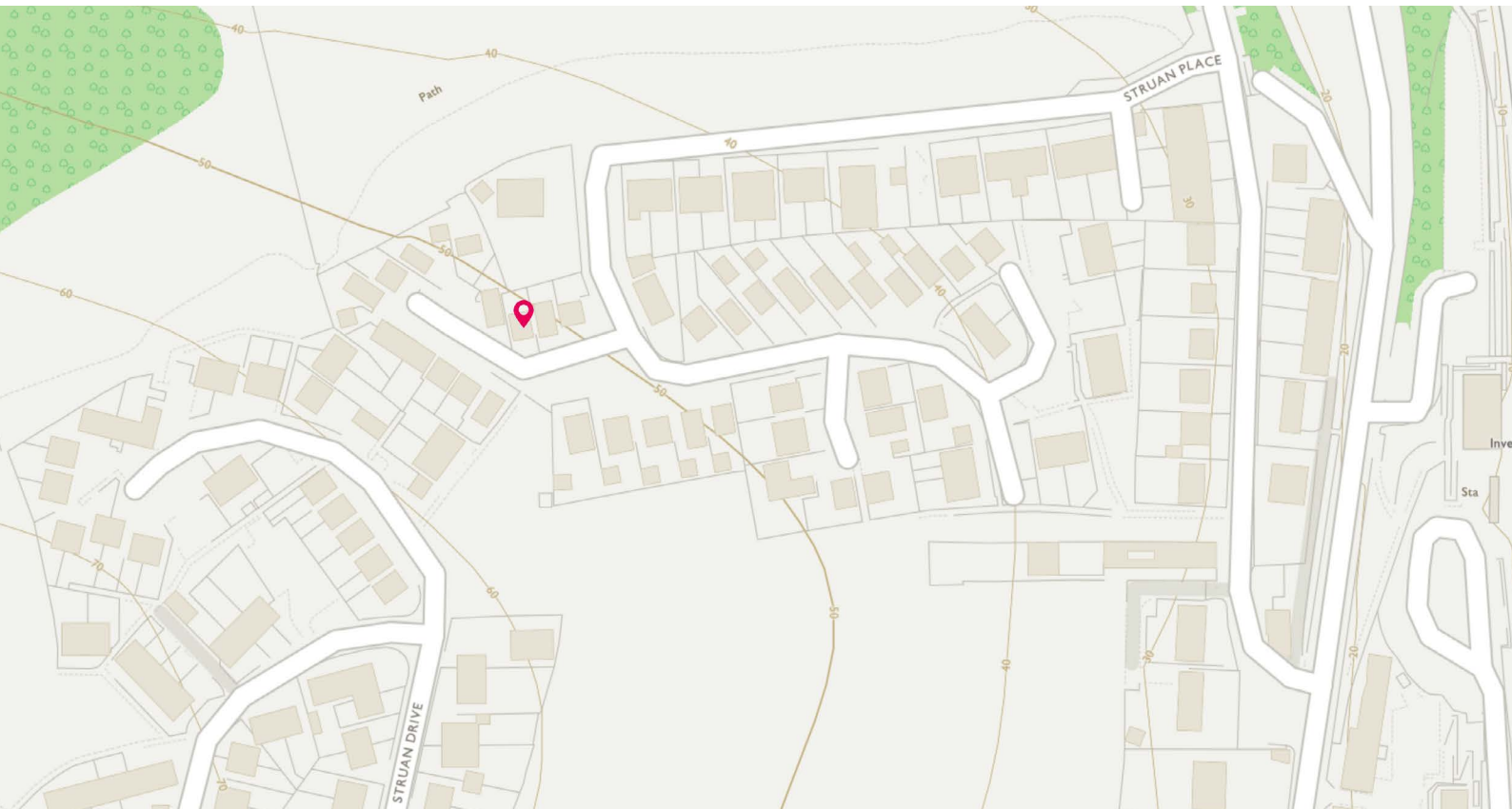
A large driveway leads to the single garage and ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.



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. Schooling of good repute for both primary and secondary education can be found within Inverkeithing.





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