




McEwan Fraser Legal

Solicitors & Estate Agents

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3 King Street

INVERKEITHING, FIFE, KY11 1NB



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 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.

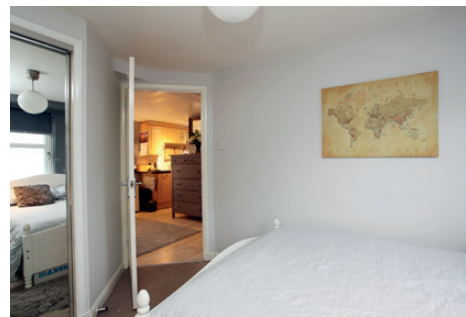
THE PROPERTY

McEwan Fraser Legal is delighted to present this ground floor apartment which has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. Located in a modern residential area.

Presented in move-in condition, the property is accessed via its own front door leading to the open planned lounge, the lounge is situated towards the rear with large picturesque window flooding the room with natural light with stunning views. There is a wonderful kitchen with a good selection of stylish wall and base units with integral appliances and dining area which host a table and six chairs. All bedrooms are double in size with space for free-standing furniture if required. The modern bathroom with stylish splash-back tiling and shower completes the accommodation on offer.

Ample private and visitor parking is provided to the front of the property. There are well-maintained gardens to the rear of the property which are fully enclosed.





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.10m (23'4") x 3.35m (11')
Kitchen	2.95m (9'8") x 2.10m (6'11")
Bedroom 1	3.35m (11') x 2.60m (8'6")
Bedroom 2	3.21m (10'6") x 2.42m (7'11")
Bedroom 3	3.00m (9'10") x 1.85m (6'1")
Bathroom	3.05m (10') x 2.35m (7'9")

Gross internal floor area (m²): 66m²

EPC Rating: C

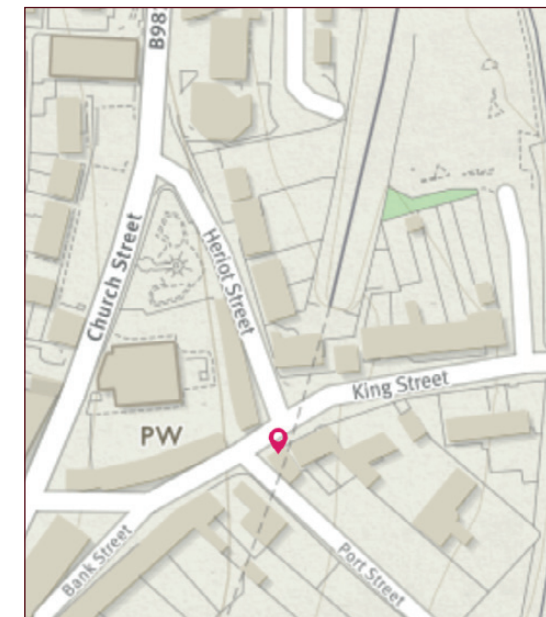


Image credit: <https://www.dummeasures.co.uk/locations/>



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