





LOCATION

INVERKEITHING, FIFE, KY11 1NR

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.



13 ROODS SQUARE

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McEwan Fraser Legal is delighted to present this two-bedroom home. There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front-facing window. The fully fitted kitchen is to the rear with a full range of floor and wall mounted units and rear door leading out to the landscaped rear gardens. There are two double bedrooms upon the upper level all of which are a good size. The family bathroom is also located on the upper level And is fully wet walled with shower, WC and wash hand basin. The property features double glazing and gas central heating throughout.

The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence and summer house. The property further benefits from off-street parking to the front.

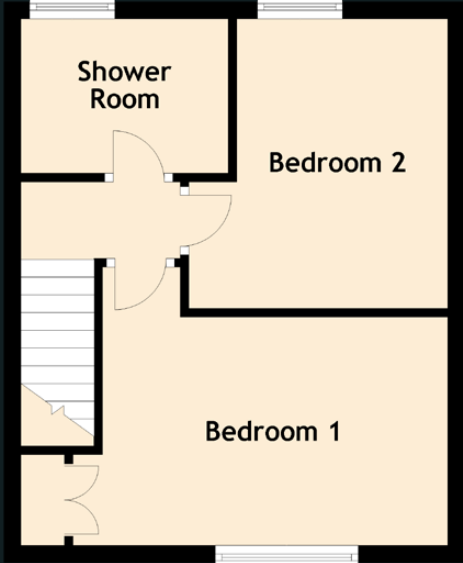
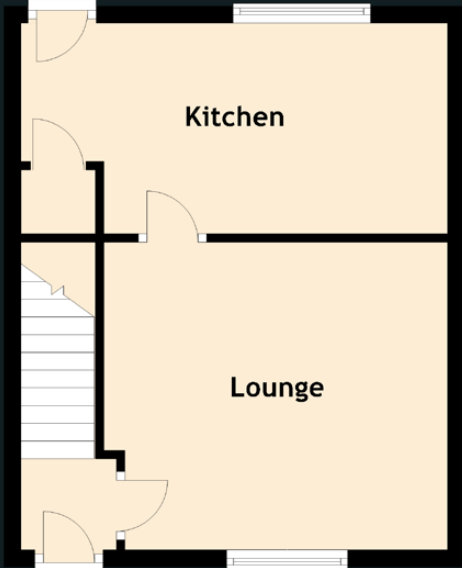
Viewing is highly recommended to appreciate the property on offer.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

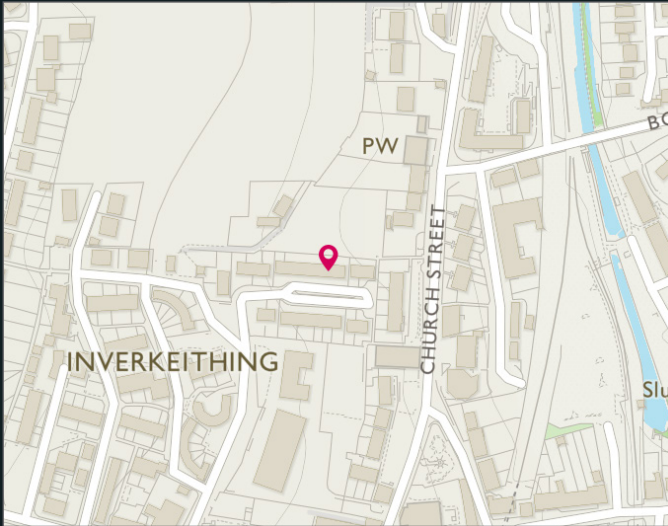


Approximate Dimensions (Taken from the widest point)

Lounge	4.19m (13'9") x 3.61m (11'10")
Kitchen	5.01m (16'5") x 2.47m (8'1")
Bedroom 1	5.01m (16'5") x 3.42m (11'3")
Bedroom 2	3.40m (11'2") x 3.04m (10')
Shower Room	2.43m (8') x 1.81m (5'11")

Gross internal floor area (m²): 71m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings, TVs and summer house.





McEwan Fraser Legal

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Part
Exchange
Available

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Text and description
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