



Morgans

45 NIVEN ROAD
INVERKEITHING, KY11 1EE
OFFERS IN THE REGION OF £159,950

45 NIVEN ROAD INVERKEITHING KY11 1EE

Ideal family home in quiet residential estate providing an ideal commuter base to Edinburgh. The property briefly comprises entrance hall, storage, lounge and dining area, fitted kitchen and on the upper level three bedrooms and three piece bathroom suite. The property is double glazed with gas central heating together with good sized gardens to the front and rear with driveway for several vehicles leading to single car garage. Viewing essential and early entry available. EPC Rating C.

LOCATION

The property is located within Inverkeithing, which is well placed for access to the M90, Forth Road Bridge and Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own station, which is a short walk from the property offering frequent services to Edinburgh and Fife. Everyday necessities can be found within Inverkeithing High Street, whilst a short drive takes you to the city of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and also further public transport of bus and rail links making this area an ideal commuter base to Edinburgh throughout Fife and east central Scotland.

MEASUREMENTS

LOUNGE/DINING AREA 26'2 X 10'10

KITCHEN 11'4 X 7'4

BEDROOM 1 12'9 X 8'3

BEDROOM 2 10'11 X 10'2

BEDROOM 3 9'10 X 8'2

BATHROOM 6'3 X '10

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

On entering Inverkeithing proceed to the Train Station and follow the road round for several hundred yards taking the first turning on the left into Niven Road and turn right where the property will be situated on the right hand side as signposted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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