Morgans

9 Fordell Way
Inverkeithing, Fife, KY11 1PN
Fixed Price £94,995

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Inverkeithing
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Excellent opportunity to acquire this stylish semi detached villa quietly positioned within cul-de-sac offering generous accommodation throughout. Would ideally suit small families and couples alike. The subjects comprise entrance hall, good storage, living room, breakfasting kitchen and on the upper level two double bedrooms, study/office and bathroom. The property benefits from well maintained gardens to front and rear bounded by fencing providing a child and pet safe environment. External storage unit. Parking bays. The property is double glazed with gas central heating. 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

LIVINGROOM 14'9 X 12'2
BREAKFASTING KITCHEN 11'6 X 9'10
BEDROOM 1 11'10 X 9'10
BEDROOM 2 11'6 X 10'2
OFFICE/STUDY 6'3 X 4'3
BATHROOM 6'7 X 5'7

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.

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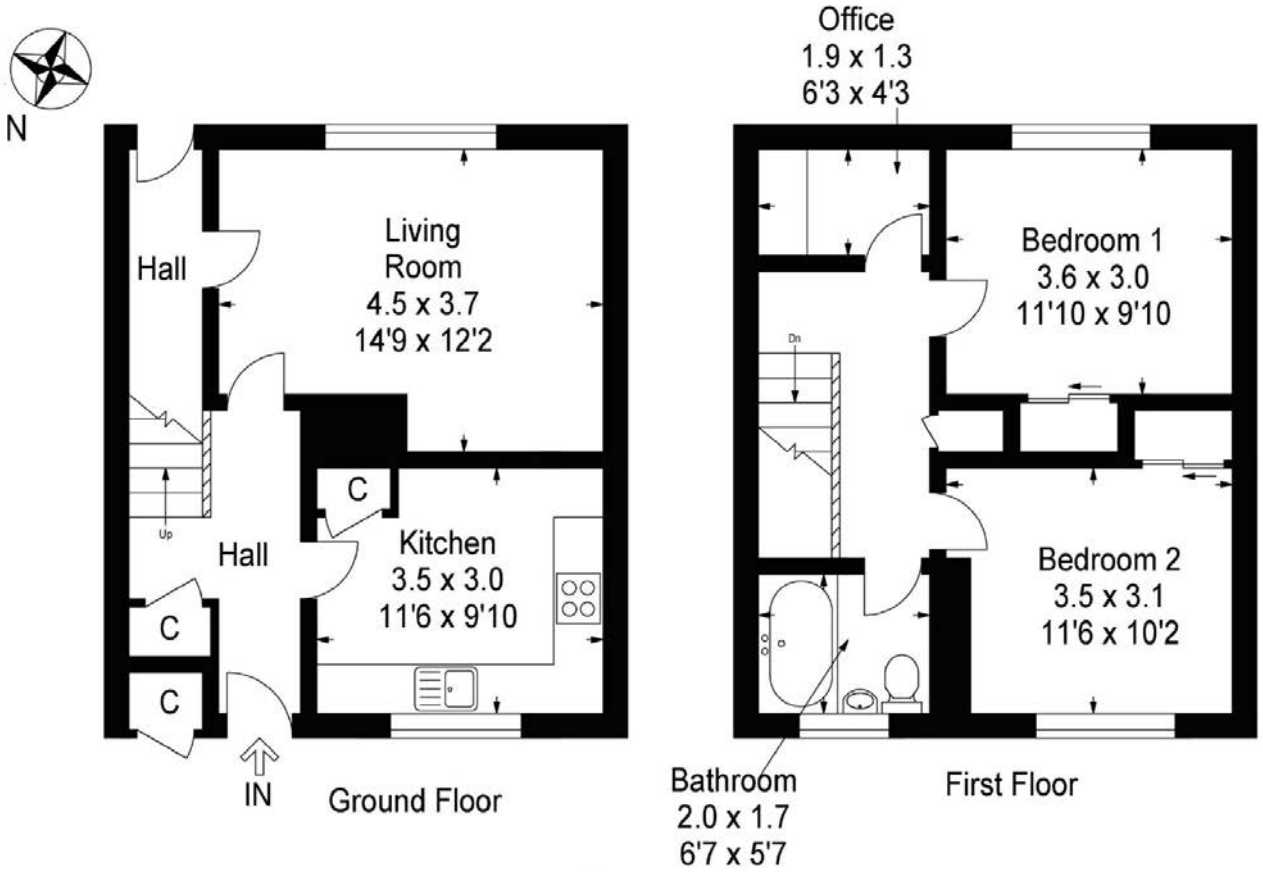
TRAVEL DIRECTIONS

From Sinclair Garden roundabout head south via St Margarets Drive turning left under the via duct into Bothwell Street. Continue along passing Pitreavie Golf Club on your left hand side following the signs for Rosyth. On approaching to Rosyth passing the train station on the left hand side, at the roundabout turn left into Queensferry Road. Continue along until you come to the roundabout where you will turn left following the signs for Inverkeithing. Continue along until you come to the next roundabout where you will take the second exit, following the signs for Inverkeithing. At the next roundabout turn right into Inverkeithing passing the train station on your left hand side. Take the turning on your left into Boreland Road and continue along until you veer to the left then take the second turning on the right into Spencerfield Road. Then take the second left into Fordell Way where the property is situated in the right hand side as sign posted.

MORGANS PROPERTY PACKAGE

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

SOAK



VistaBee DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.

Morgans

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NAEA National Association of Estate Agents