



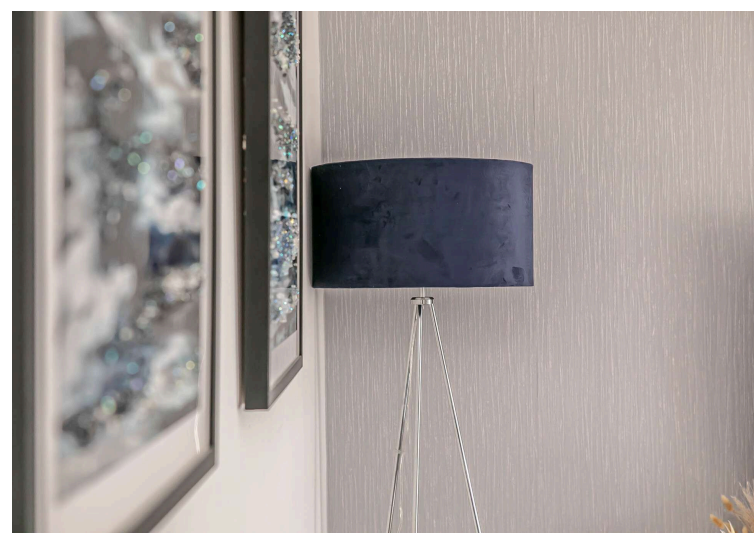
Morgans

PROPERTY

11 Cameron Grove, Inverkeithing, KY11 1AP

Offers Over £180,000





Stylish three-bedroom home



Three upstairs bedrooms



Comfortable 15ft lounge



Family bathroom



Generous 14ft kitchen/dining room



Private gardens



EPC Rating -



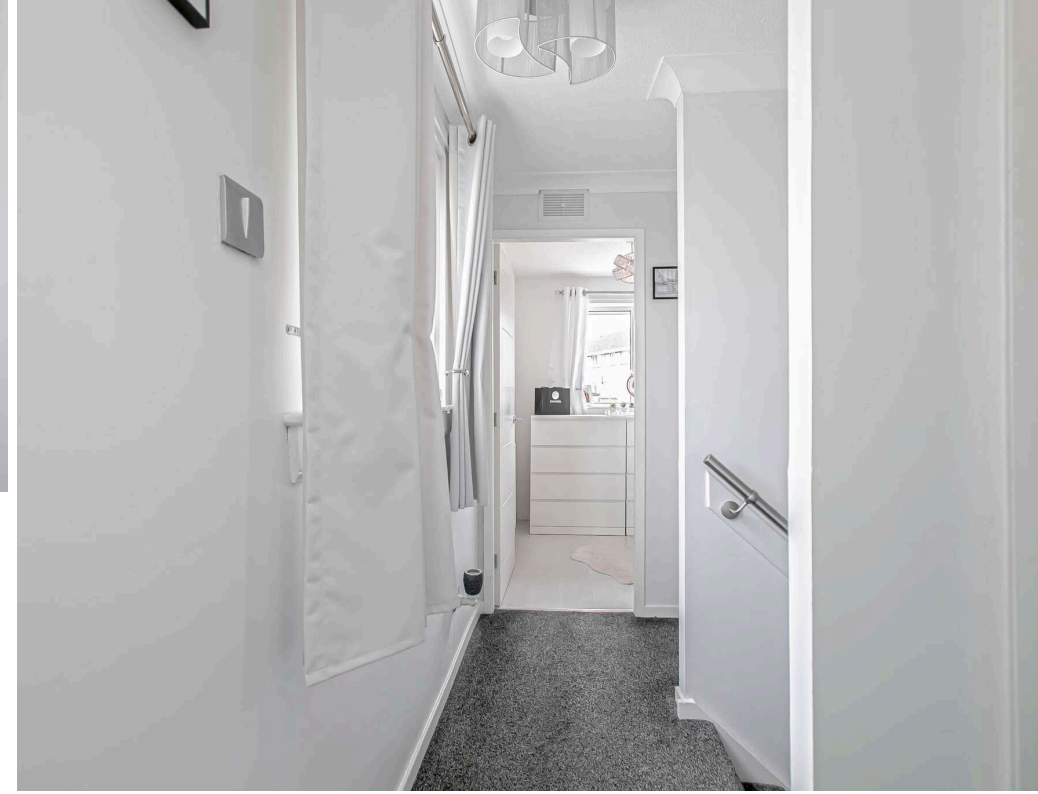
Council Tax Band -



Welcome

A stunning three-bedroom semi detached home offering comfortable and practical family accommodation across two floors in the popular town of Inverkeithing with a short walk to the railway station and all local amenities. With a well-balanced layout, generous ground-floor living spaces, and three bedrooms, this property is an excellent choice for first-time buyers, young families, and couples seeking a quality home in a superb commuter location. The ground floor features a comfortable 15-foot lounge alongside a generous open-plan kitchen and breakfast room — an impressive almost square room extending to nearly 15 feet in both directions, creating a wonderfully sociable and practical everyday cooking and family dining space. A built-in hallway cupboard adds practical everyday storage. Upstairs, three bedrooms are served by a family bathroom. Two well-sized double bedrooms provide excellent main sleeping accommodation, whilst a third bedroom offers a versatile additional room ideal for a child's bedroom, nursery, or home office. A landing cupboard provides further useful storage. The gardens and grounds are easy to maintain with patio and seating areas, fully enclosed providing a child and pet safe environment. Driveway leads to detached garage and off street parking.



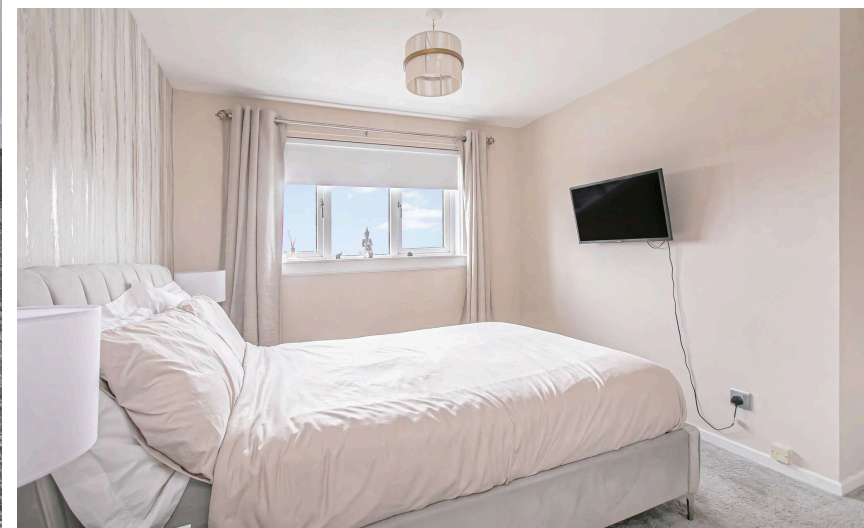
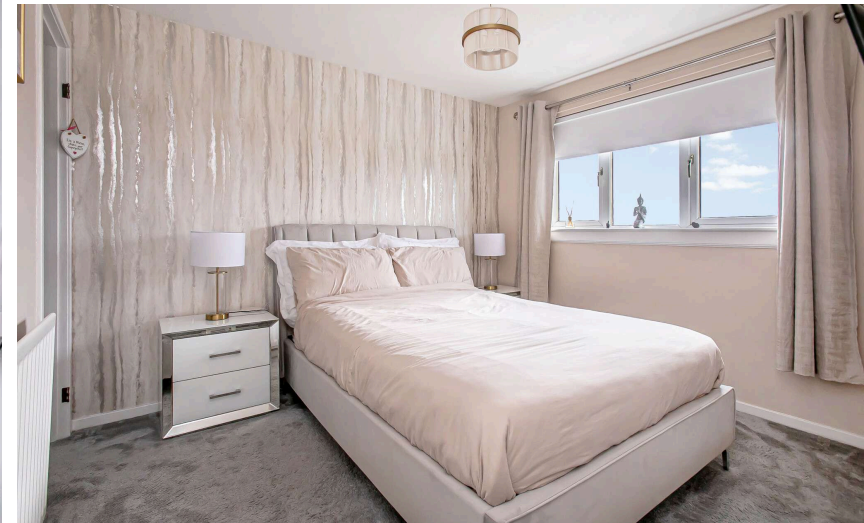


EXTRAS INC IN SALE / AGENTS NOTE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









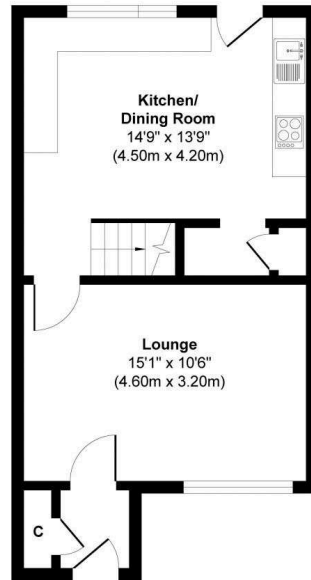
Inverkeithing

The property is located within Inverkeithing, which is well placed for immediate access to the M90, Forth Road Bridge/Queensferry Crossing and Ferrytoll Park & Ride, which provides fast, direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own convenient train station, which is a short walk from the property offering frequent, reliable services to Edinburgh (approx. 20 minutes) and east central Scotland. 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 further public transport of bus and rail links making this area an ideal commuter base to Edinburgh, Fife and east central Scotland.

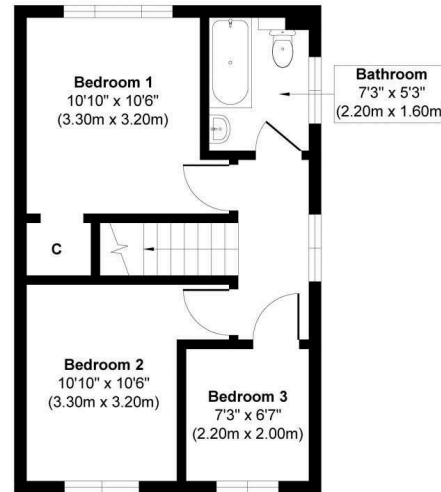
Morgans Property Package

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

Cameron Grove, Inverkeithing, KY11 1AP



Ground Floor
Approximate Floor Area
400 sq. ft
(37.16 sq. m)



First Floor
Approximate Floor Area
374 sq. ft
(34.73 sq. m)



Approx. Gross Internal Floor Area 774 sq. ft / 71.89 sq. m
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SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.