



Morgans

PROPERTY

25 Church Street, Inverkeithing, KY11 1LG

Offers Over £150,000





Entrance Hallway



Kitchen / Diner



Two Bedrooms



Lounge



En Suite Bathroom



Juliet Balcony



EPC Rating -



Council Tax Band -



Welcome

A truly exceptional main door ground-floor flat offering over 1,000 square feet of stunning accommodation in the historic heart of Inverkeithing. With room sizes that rival many family homes, a spectacular open-plan kitchen and diner, and two bathrooms, 25 Church Street is a property of genuine distinction that will immediately capture the imagination. The centrepiece of this remarkable flat is the open-plan kitchen and diner - extending to 22 feet by 20 feet, this vast and versatile space is genuinely one of the most impressive rooms you will encounter in this property type. Combined with a generous 14-foot living room with juliet balcony, the flat offers an exceptional range and quality of living space. Two well-proportioned double bedrooms provide excellent sleeping accommodation. The principal bedroom extends to over 14 feet and benefits from its own private en suite, whilst the second bedroom is equally generous at almost 14 feet. A family bathroom completes this property.





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

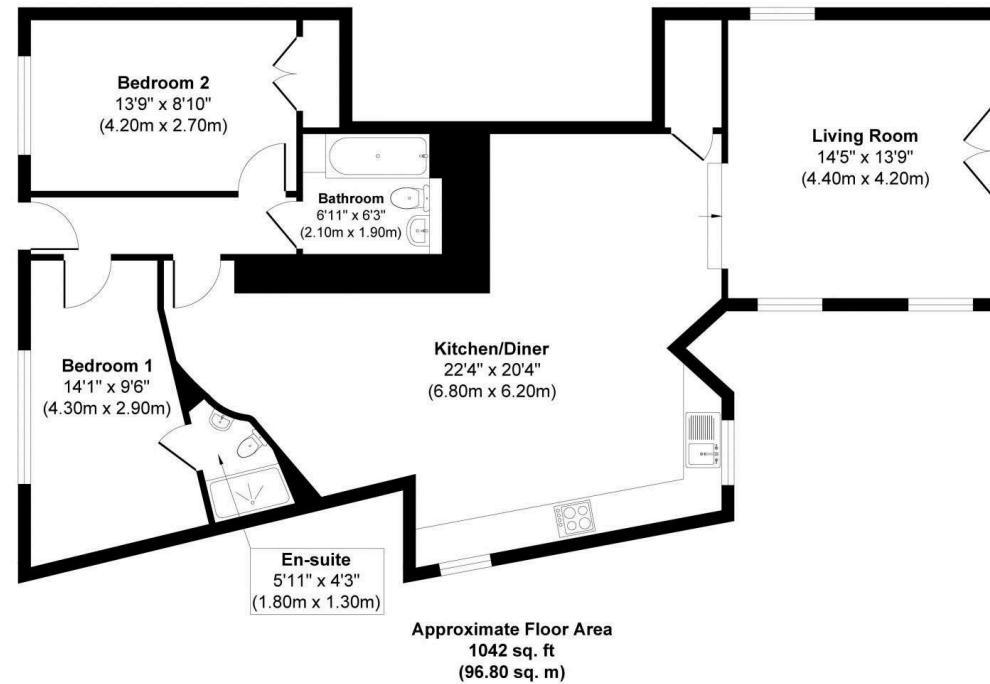
The property is located within Inverkeithing, which is well placed for access to the M90, Forth Road Bridge and Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own railway station, which is a short walk from the property and offers frequent services to Edinburgh and destinations throughout Fife. Everyday necessities can be found on Inverkeithing High Street, while a 24/7 bus service to Edinburgh Airport departs from a stop close to the property. A short drive takes you to the city of Dunfermline, which offers a larger selection of shops, schools, bars, restaurants and additional public transport links by bus and rail, making this area an ideal commuter base for 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.



25 Church Street, Inverkeithing, KY11 1LG



Approx. Gross Internal Floor Area 1042 sq. ft / 96.80 sq. m

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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.