



Morgans

PROPERTY

23 Merchants Way, Inverkeithing, KY11 1PE

Offers Over £140,000



2



1



1



C



Ent Hallway



Two Bedrooms



Lounge



Bathroom



Kitchen



Residents Parking



EPC Rating - C



Council Tax Band - C



Welcome

This bright two-bedroom flat is well positioned within a popular area of Inverkeithing. The property benefits from secure entry and has a welcoming hallway with handy store cupboard that links all the principal rooms.

The standout feature is the open-plan lounge/dining room/kitchen, stretching to over 25 feet in length and finished with a striking bay window that floods the space with natural light. The fitted kitchen sits comfortably within this space, ideal for both everyday living and entertaining.

Both bedrooms are well-proportioned, offering flexible space for a range of buyers. The bathroom is fitted with a bath, separate shower, and modern suite.

There are communal gardens and residents parking. Located in Inverkeithing, the property is well placed for local amenities, schools, and transport links, including nearby rail connections to Edinburgh, making it an excellent choice for first-time buyers or investors.





EXTRAS INC.IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with garden shed.

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 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.

Morgans Property Package

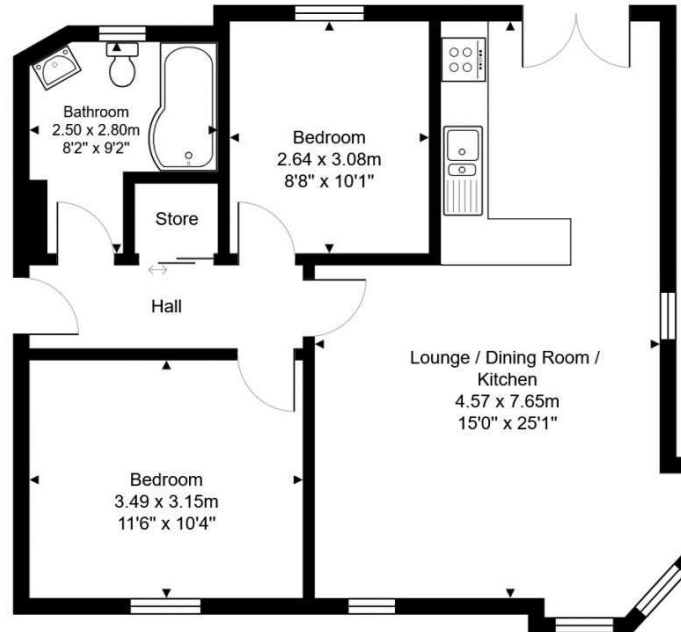
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Total Area: 63.8 m² ... 686 ft²

All measurements are approximate and for display purposes only



2nd Floor



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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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.