



Morgans

PROPERTY

24 Boreland Road, Inverkeithing, KY11 1DA

Offers Over £290,000



3



1



1





Spacious single-storey bungalow



Principal bedroom over 15ft



Superb 14ft lounge



Built-in wardrobes throughout



Substantial 12ft kitchen



Utility room and separate WC



EPC Rating -



Council Tax Band -



Welcome

This spacious three-bedroom bungalow offers over 1,000 square feet of well-planned single-storey living in Inverkeithing, together with a detached garage. The lounge is a real highlight, extending to over 14 feet in length and offering excellent flexibility for both relaxing and entertaining. The kitchen is substantial at over 12 feet in length, fitted with a good range of units, with a separate utility room and WC adding valuable everyday practicality. Three bedrooms are well-proportioned, with the principal bedroom particularly generous at over 15 feet in length, and built-in storage found throughout. A shower room completes the accommodation. There is a private driveway leading to the detached garden with well maintained gardens to the front and rear. 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 downsizers or those seeking single-level living.





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.





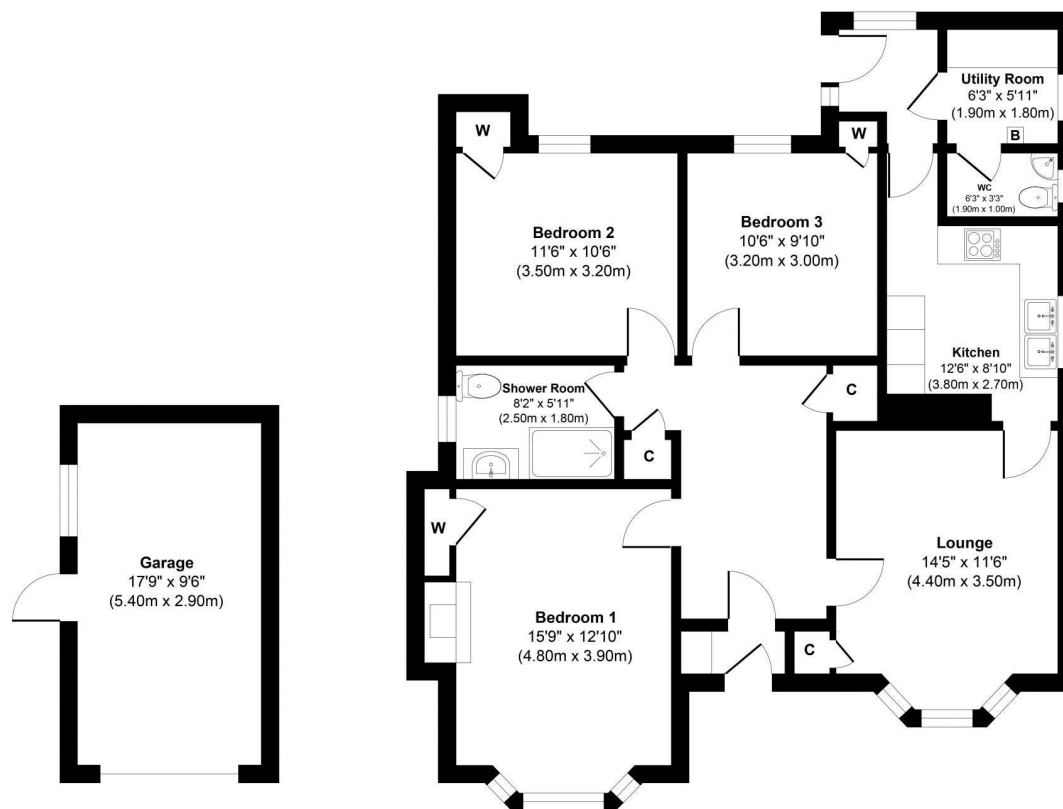
Inverkeithing

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 main line train station, a short walk from the property, offering frequent, reliable services to Edinburgh (approx. 20 minutes) and to all parts of the UK, together with a bus terminal providing a direct connection to Edinburgh Airport. 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.





Garage
Approximate Floor Area
169 sq. ft
(15.66 sq. m)

Approximate Floor Area
1005 sq. ft
(93.32 sq. m)



Approx. Gross Internal Floor Area 1174 sq. ft / 108.98 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



rightmove

ZOOPLA



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.