



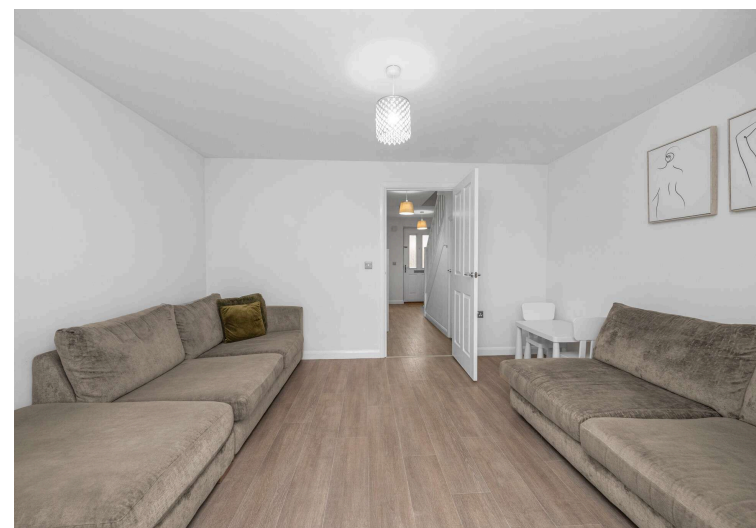
Morgans

PROPERTY

11 Curlew Way, Inverkeithing, KY11 1FF

Offers Over £215,000





Modern two-bedroom family home



Two generous double bedrooms



Bright living/dining room with garden access



Built-in wardrobes to both bedrooms



Fitted kitchen with integrated appliances



Family bathroom



EPC Rating -



Council Tax Band -



Welcome

This modern two-bedroom home offers approximately 726 square feet of well-planned accommodation across two floors in Inverkeithing, ideal for first time buyers, small families, or investors. The ground floor comprises a bright 13-foot living/dining room with French doors opening to the garden, perfect for entertaining and outdoor dining. The fitted kitchen offers ample worktop and storage space, while a downstairs WC and useful storage cupboard add everyday practicality. Upstairs, two generous double bedrooms both benefit from built-in wardrobes, served by a family bathroom with a bath. There is a private driveway to the rear and ample visitors parking along with well maintained gardens to the front and rear. Located in Inverkeithing, the property is well placed for the train station, local schools, amenities, and excellent commuter links to Edinburgh and Fife, making it an excellent choice for first time buyers or commuters.





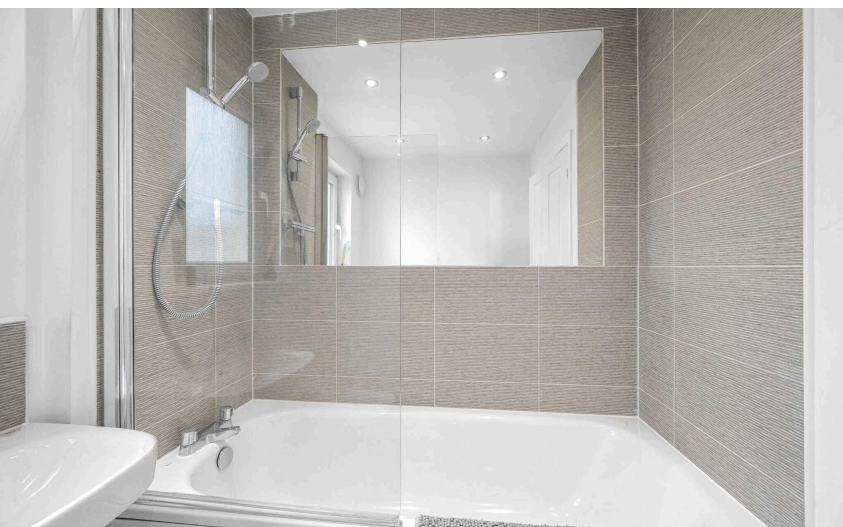
EXTRAS INC IN SALE / AGENTS NOTE

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.









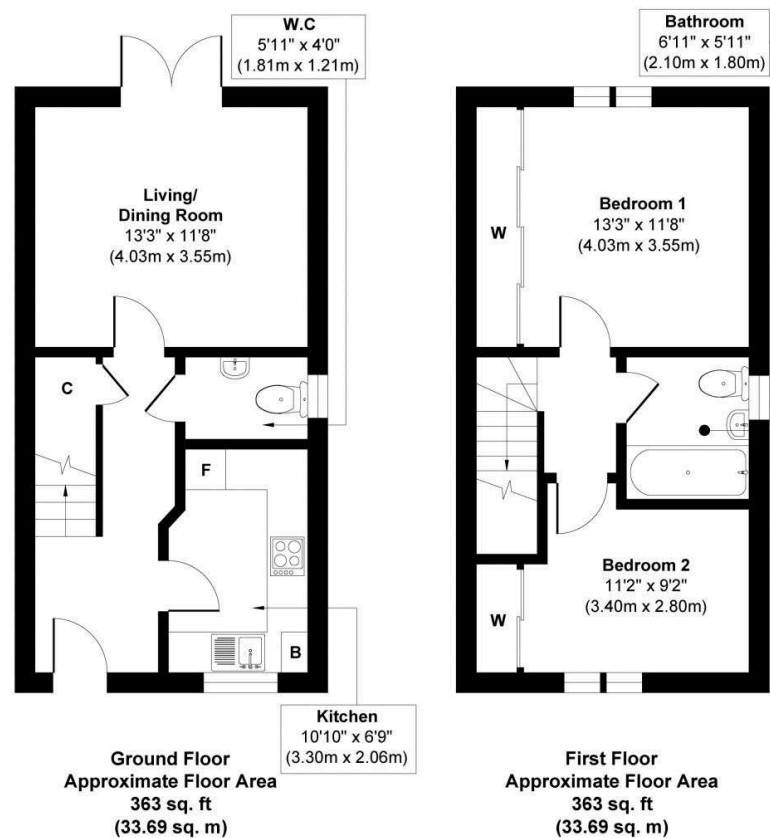
Inverkeithing

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.





Approx. Gross Internal Floor Area 726 sq. ft / 67.38 sq. m

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



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