



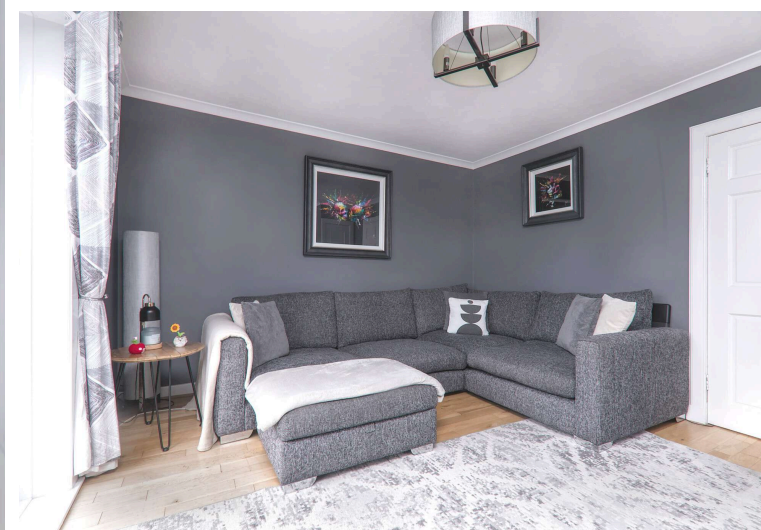
Morgans

PROPERTY

9 Houliston Avenue, Inverkeithing, KY11 1AN

Offers Over £159,950





Spacious three-storey family home



Bright 13ft living room with French doors



Fitted kitchen with ample storage



EPC Rating -



Three well-proportioned bedrooms



Top-floor bedroom with bathroom



Convenient first floor WC



Council Tax Band -





Welcome

This spacious three-bedroom end terraced home offers over 1,000 square feet of well-planned accommodation across three floors in Inverkeithing, ideal for growing families. The ground floor comprises a bright 13-foot living room with French doors, providing a welcoming space for relaxing and entertaining, along with a fitted kitchen with good worktop and storage space. Useful storage cupboards add everyday practicality. On the first floor, two well-proportioned bedrooms are served by a convenient WC, with the principal bedroom extending to nearly 14 feet in length. The top floor is home to a third bedroom, together with the family bathroom with a bath and useful eaves storage. There are generous gardens to front, side and rear with ample off street parking. 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 growing families and commuters.

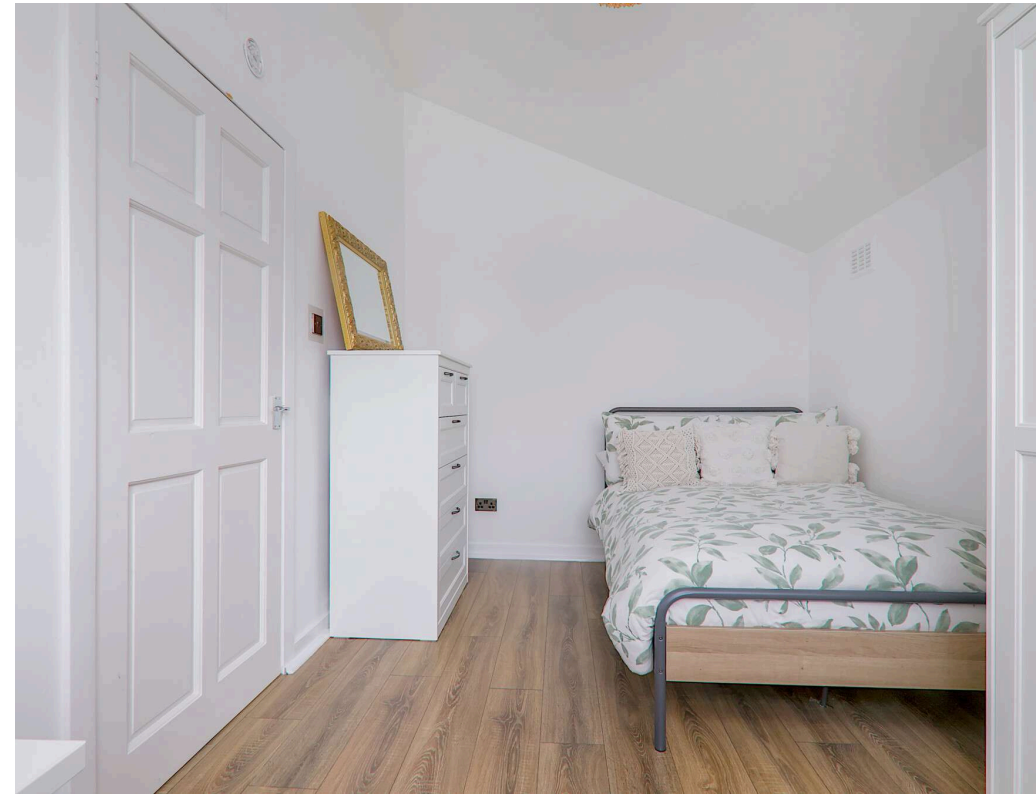




EXTRAS INC IN SALE / AGENTS NOTE

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.





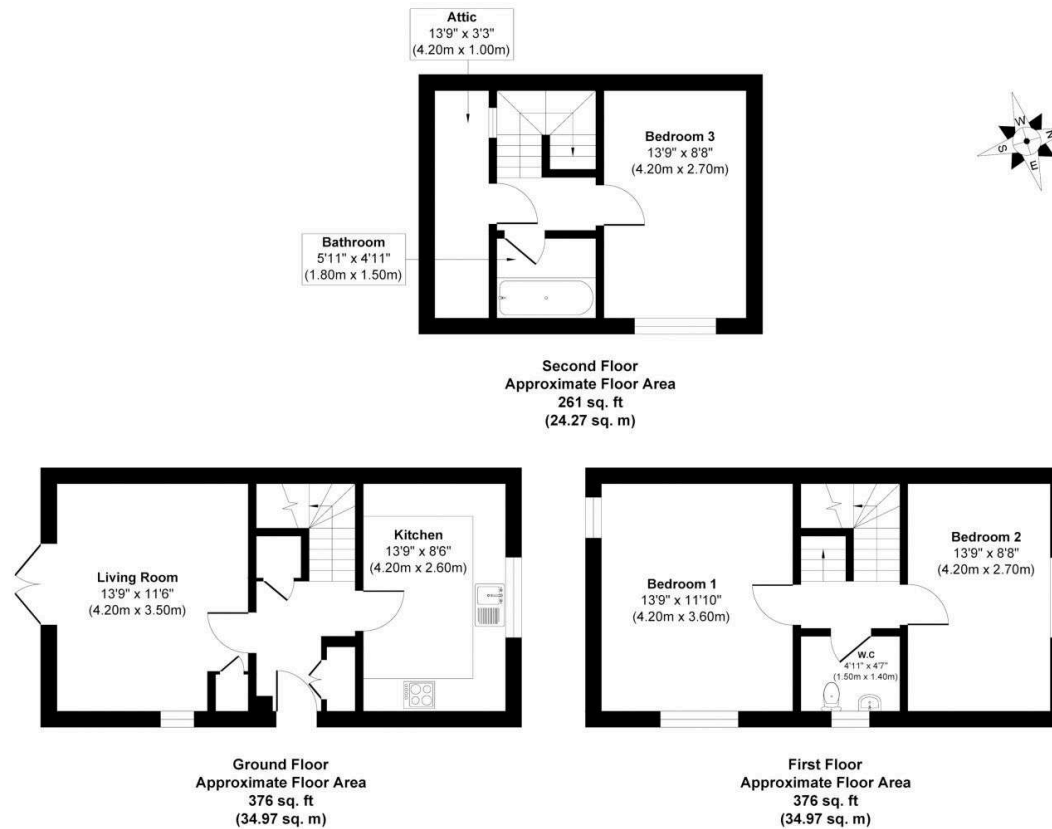
Inverkeithing

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.

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Approx. Gross Internal Floor Area 1013 sq. ft / 94.21 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.