



Flat 2 79 High Street, Inverkeithing, KY11 1NW  
Offers In The Region £95,000







Excellent starter home or would suit couples looking for superb commuter links to Edinburgh and the Fife Circle. This bright and spacious first floor flat is well presented and offers generous accommodation with all amenities at your fingertips. The property is serviced via a communal entrance hallway leading to private reception area which is large enough to be used as an office or dining space. Front facing lounge, breakfasting kitchen and two bedrooms together with bathroom and overhead electric shower. There are communal gardens/drying green and a large shared outhouse/ old wash house to the rear and ample parking in and around the High Street. The property has electric heating and sash and case windows.





## LOCATION

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.

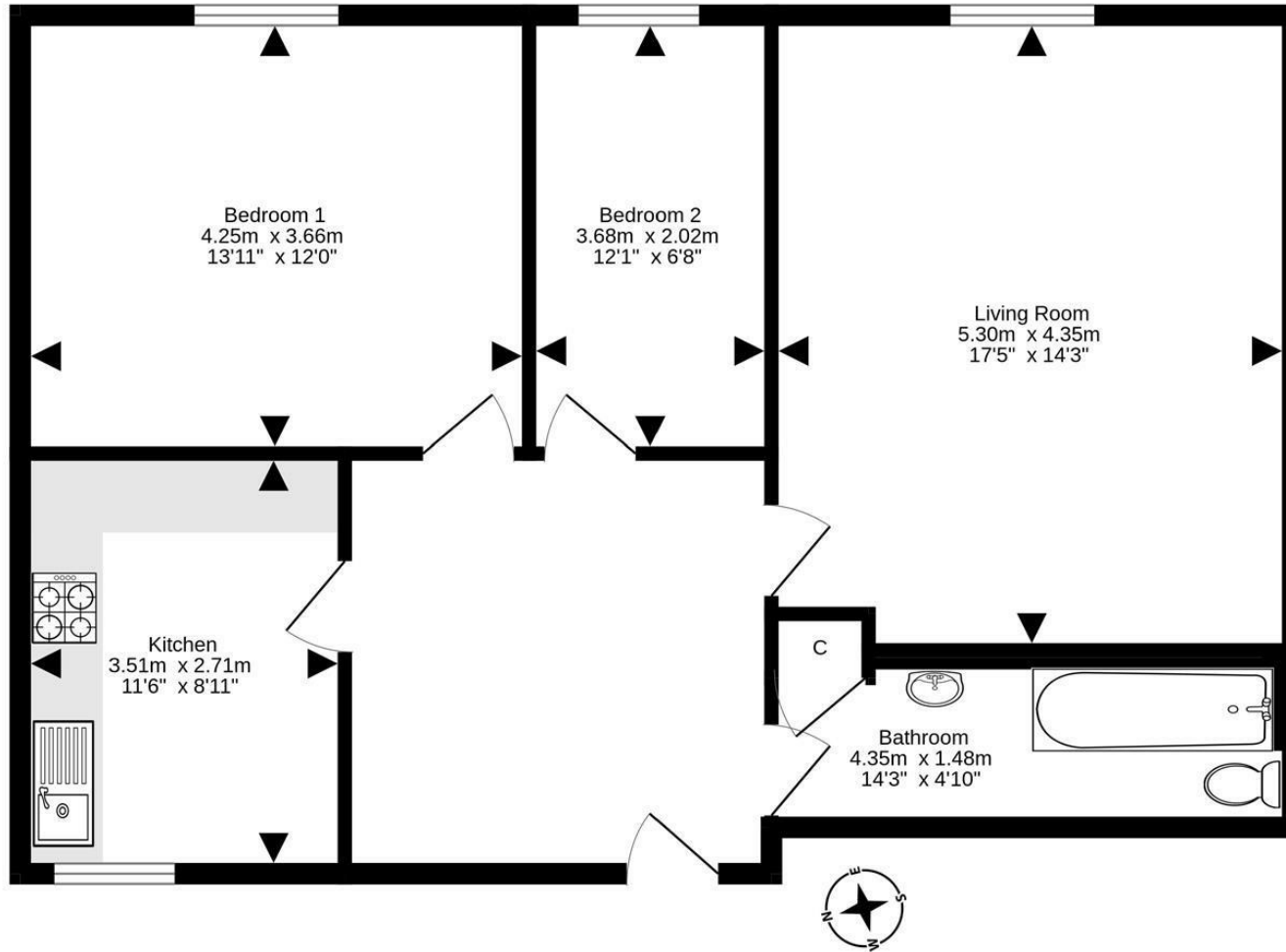
## EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings.

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 to the interlinked system installed in this property.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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.