



**Morgans**

PROPERTY

Flat 2 5 Hope Street, Inverkeithing, KY11 1LW

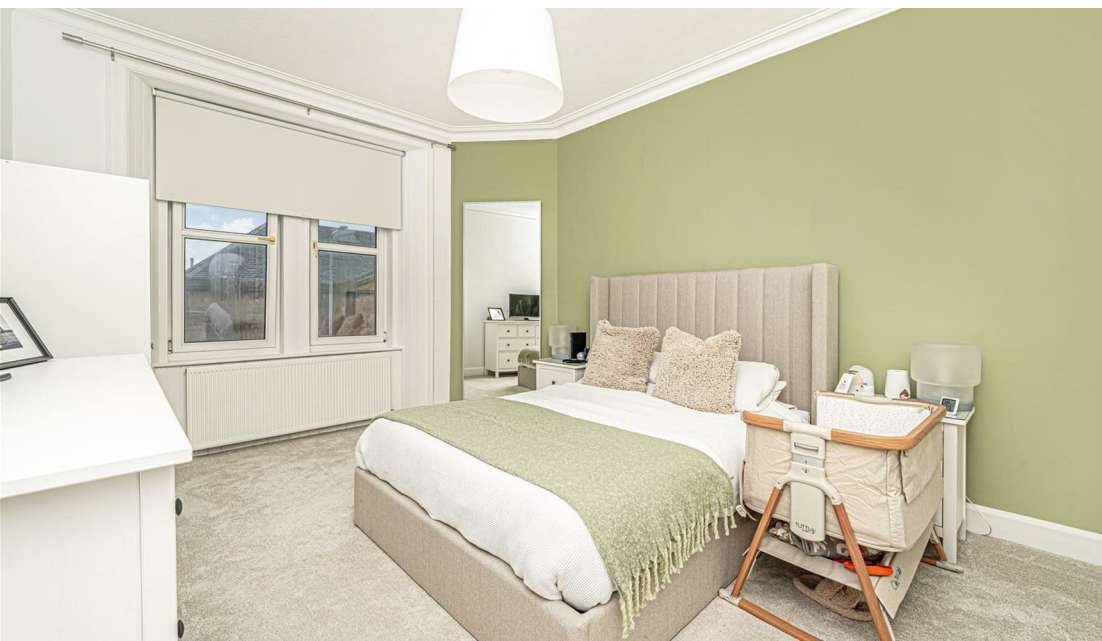
Offers In The Region £95,000







CLOSING DATE SET FOR THURSDAY 18TH APRIL 2024 @ 12 NOON - 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 a credit to the present owners and offers generous accommodation with all amenities at your fingertips. The property is serviced via a communal entrance hallway leading to private reception hallway. Front facing lounge, dining kitchen, principal bedroom with wardrobes and boxroom/study together with bathroom and overhead shower. There are communal gardens/drying green to the rear and ample parking in and around Hope Street. The property has gas central heating and double glazed. Essential viewing.





## LOCATION

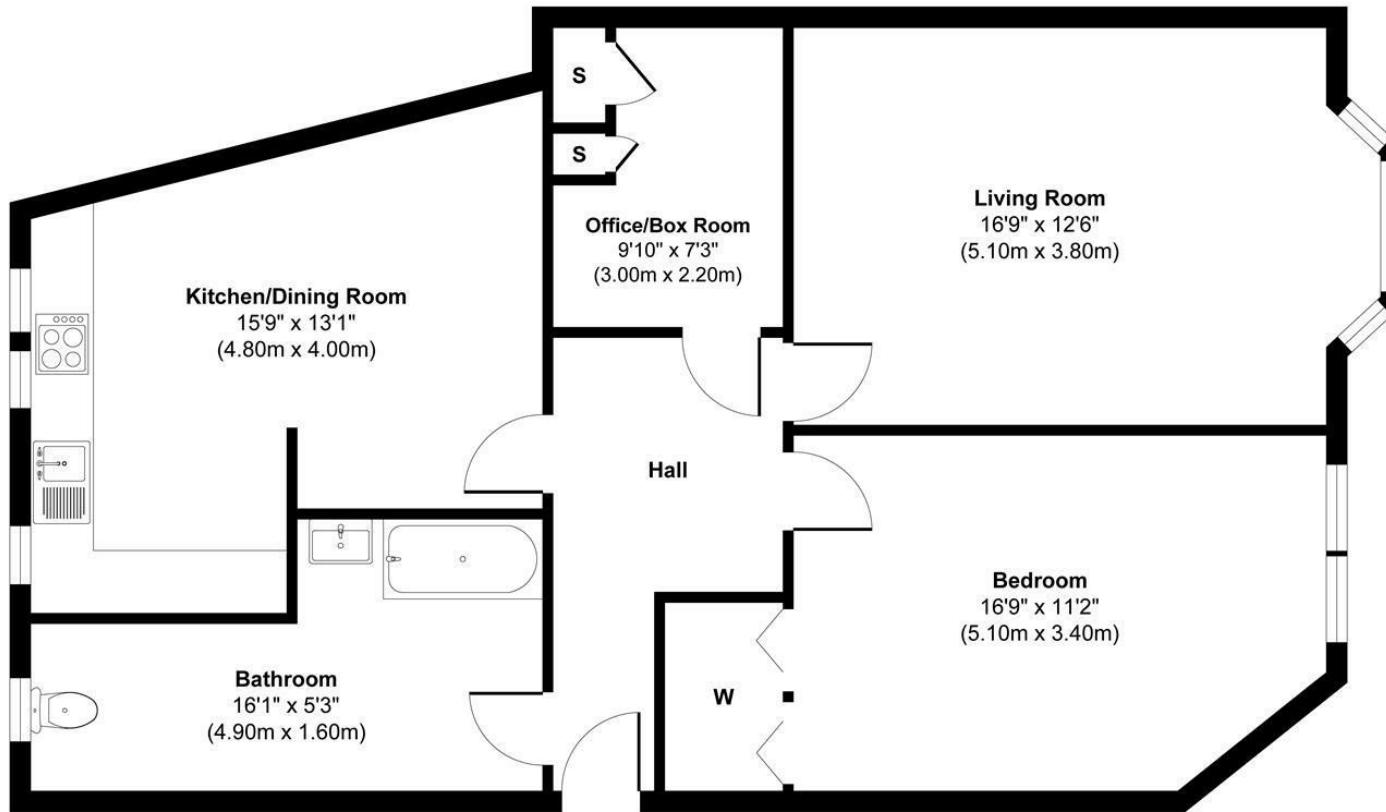
The property is located within Inverkeithing, which is well placed for access to the M90, Forth Road Bridge and Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own station, which is a short walk from the property offering frequent services to 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.





First Floor



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

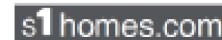


SOLICITORS | PROPERTY

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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.