

Morgans

PROPERTY

14 Scotmill Way, Inverkeithing, KY11 1DG

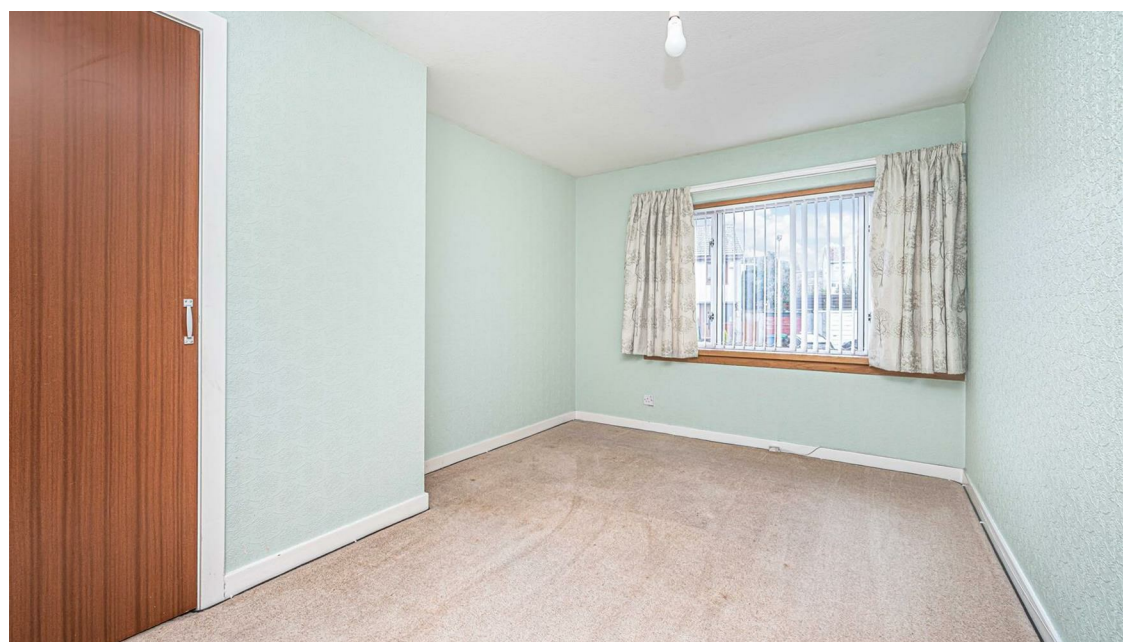
Offers Over £175,000

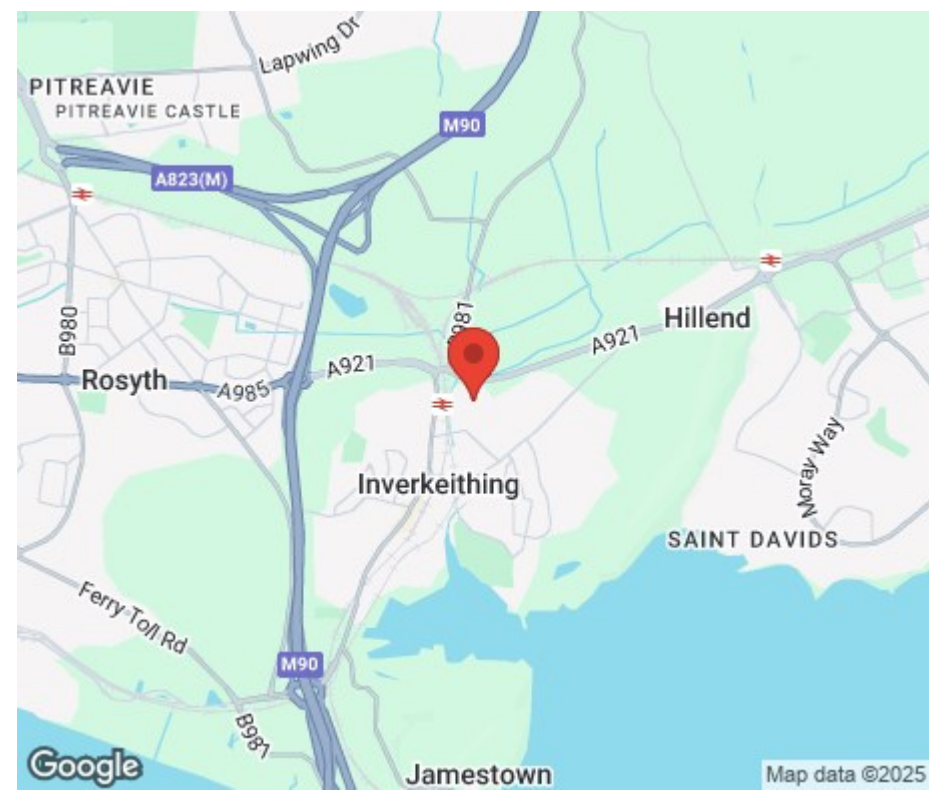






Excellent opportunity to acquire this semi detached family villa which is ideally positioned within quiet cul-de-sac and well placed for direct access to local amenities and shops. The property briefly comprises entrance hall, large storage cupboard, lounge/diner and kitchen on the ground floor. On the upper level there are three bedrooms shower room. There are well maintained gardens to the front and rear which are fully enclosed providing a child and pet safe environment, patio area and mainly laid to lawn. There is a single garage and driveway with ample on street parking. The subjects are double glazed with gas central heating.





## 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

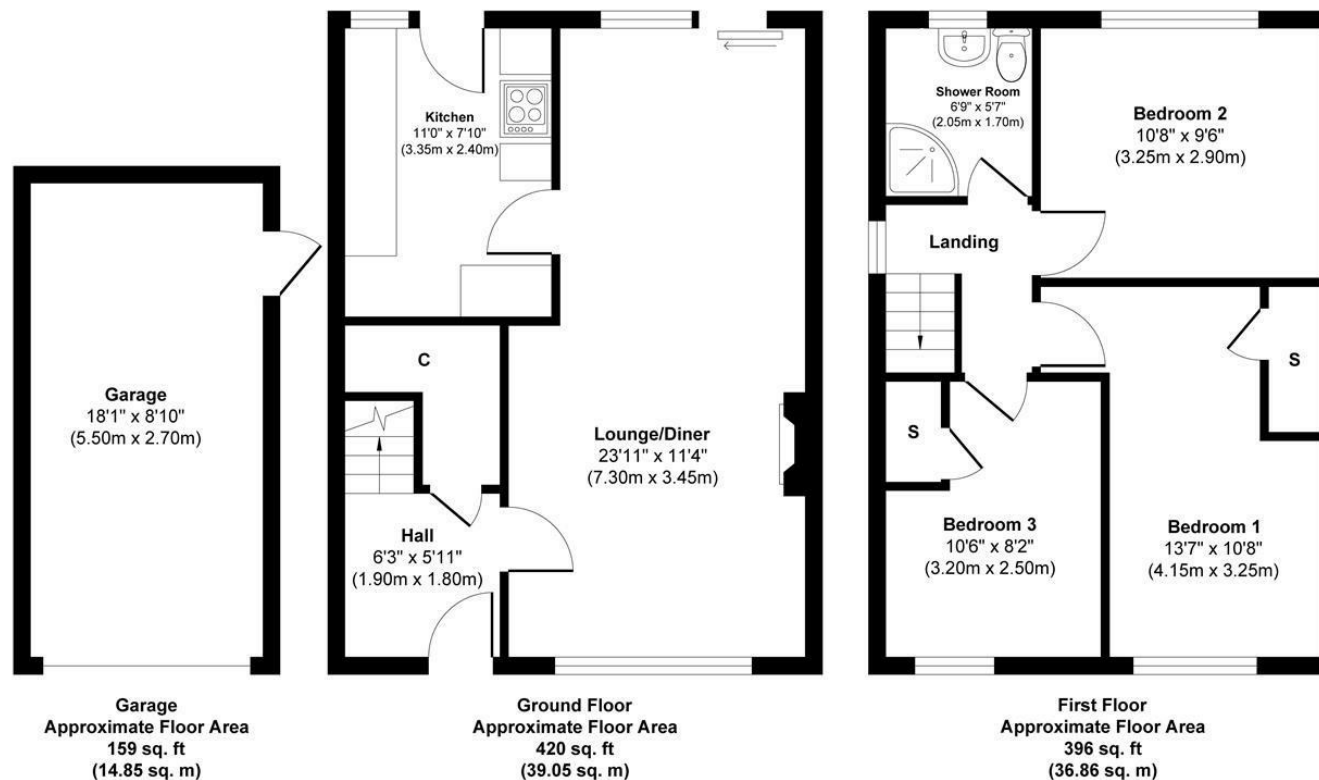
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.









**Approx. Gross Internal Floor Area 975 sq. ft / 90.76 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**

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**PROTECTED**

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.