

Morgans

PROPERTY

32 Merchants Way, Inverkeithing, KY11 1PE

Offers Over £135,000

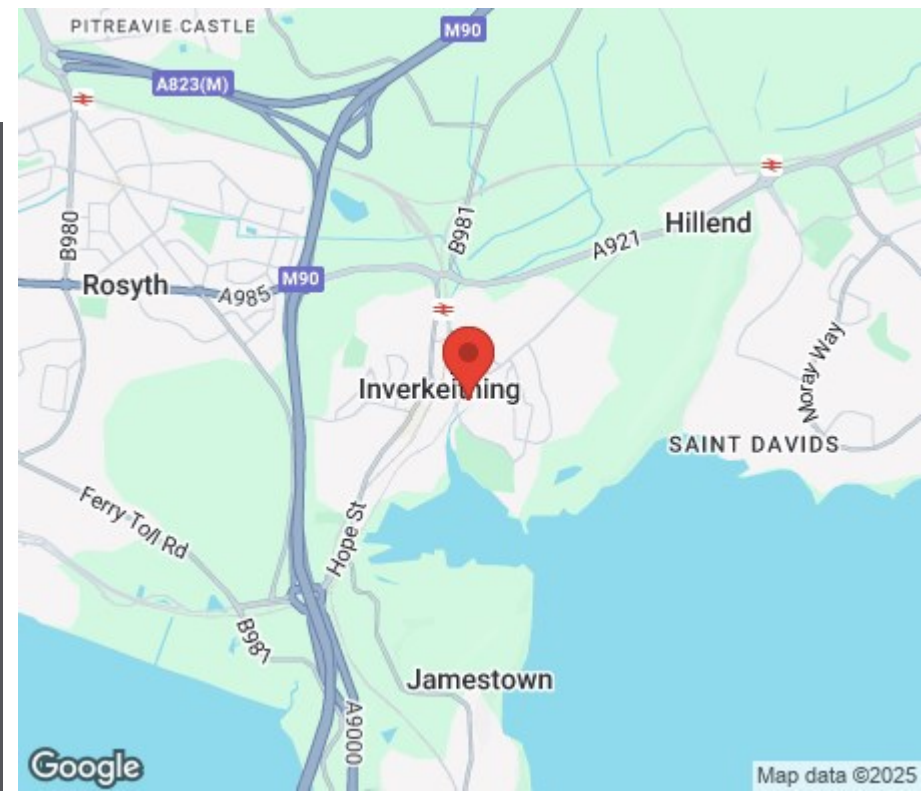






Situated in the popular town of Inverkeithing this modern ground floor apartment is well placed for access to local shops, schools, railway stations, M90 and Ferrytoll Park and Ride. Early viewing is highly recommended to appreciate the accommodation on offer and is well placed for the commuter. The property briefly comprises: entrance hallway, open plan living room/dining area with bay window leading to fitted kitchen with integrated appliances, two bedrooms and bathroom. The property has excellent storage throughout and is double glazed with electric heating. There is a factoring agent and the fee includes buildings insurance. Private residents parking and ample visitors parking.





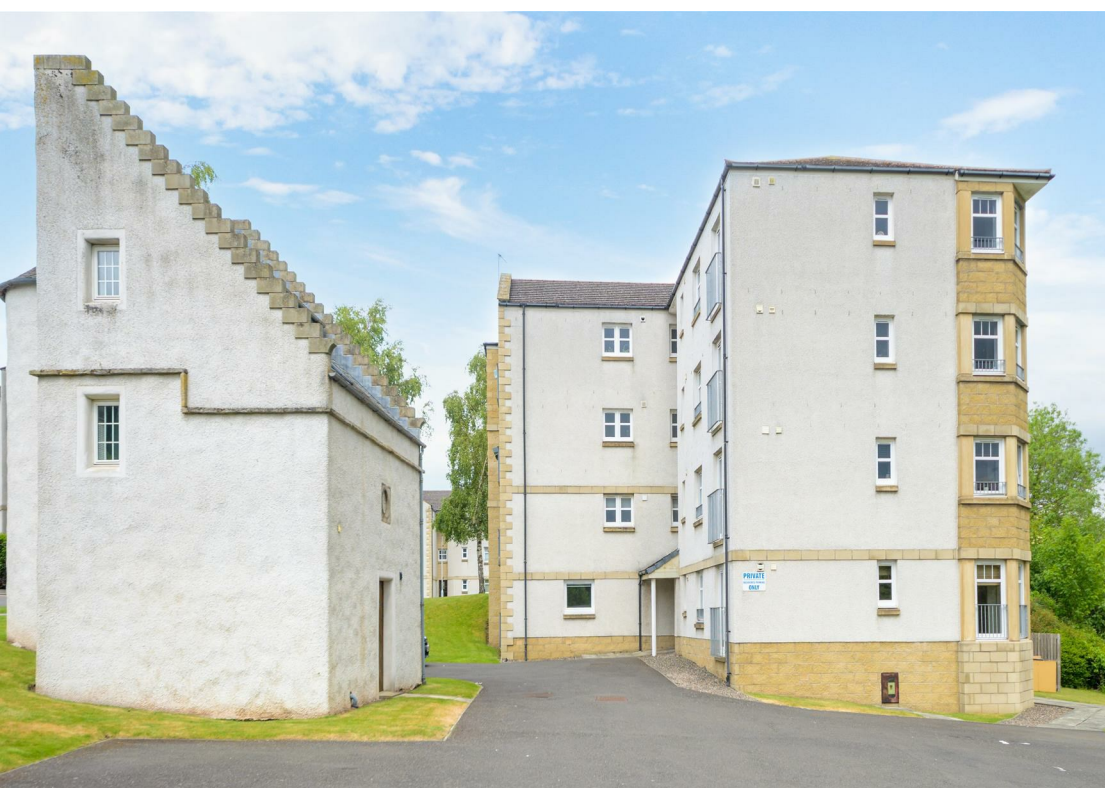
LOCATION

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 all 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 to the interlinked system installed in this property.



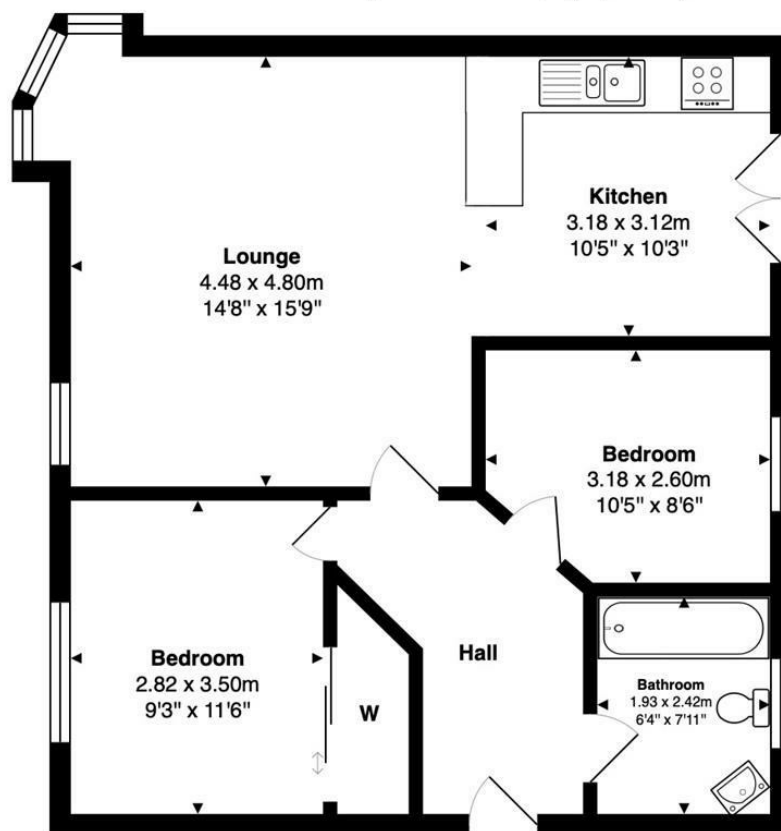


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Total Area: 66.7 m² ... 718 ft²

All measurements are approximate and for display purposes only

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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.