

2 Merchants Way

INVERKEITHING, FIFE, KY11 1PE



*GROUND FLOOR FLAT LOCATED IN A
MODERN APARTMENT BLOCK*



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McEwan Fraser Legal is delighted to present this superb apartment, it has been well maintained and offered to the market in excellent order. Offering excellent value for money, this ground floor flat is located in a modern apartment block and ideally positioned for access to Inverkeithing town centre. The property is also ideally positioned for quick access to Edinburgh City Centre.

The hallway is central to the accommodation, from here the lounge is bright and elegant, with carpet flooring and a window ensuring plentiful natural daylight. The kitchen offers modern units at floor level and a large storage cupboard. The bathroom benefits from a three-piece suite with a shower over the bath and a glazed screen. The double bedroom completes the accommodation available.

The property enjoys the benefits of electric storage heating, double-glazing. The property also benefits from private allocated parking with ample visitor parking also available.



“...THE
KITCHEN
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STORAGE
CUPBOARD...”

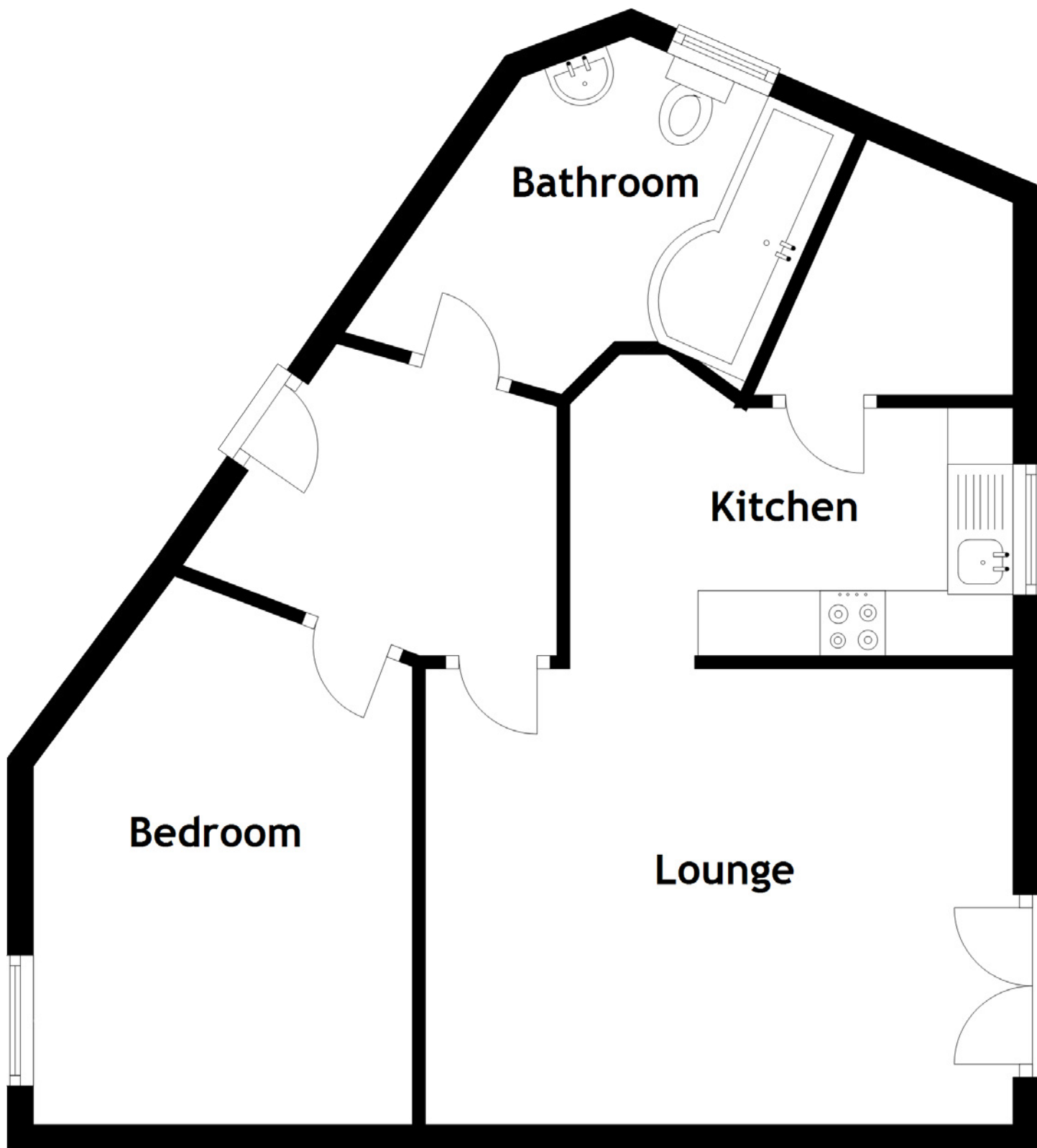




The Bedroom







Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.50m (11'6")	Bathroom	2.99m (9'10") x 2.74m (9')
Kitchen	3.40m (11'2") x 2.40m (7'10")	Gross internal floor area (m ²): 43m ²	
Bedroom	4.00m (13'1") x 2.90m (9'6")	EPC Rating: C	

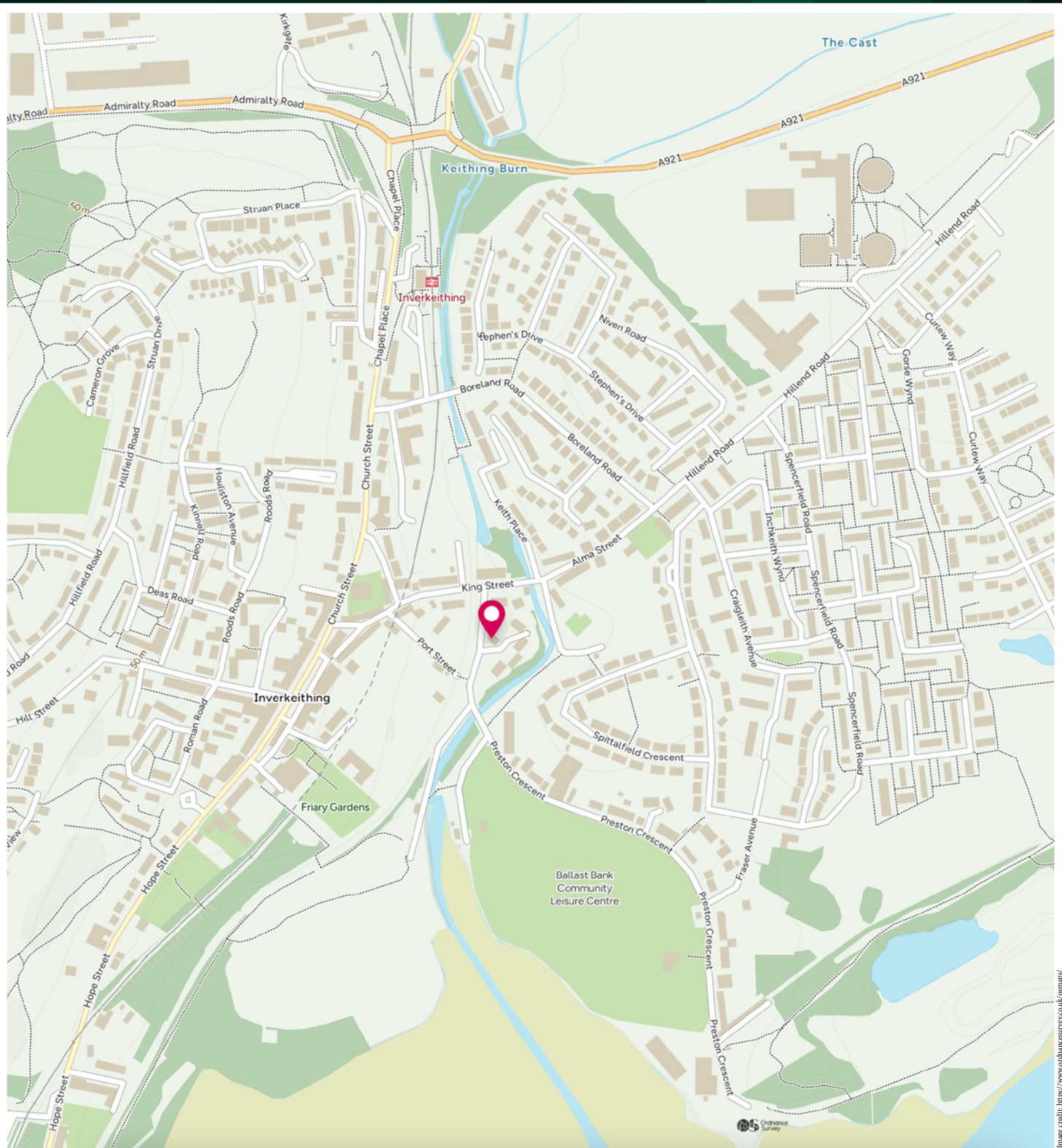




Inverkeithing is a fabulous commuter link for those travelling by road or rail to north and south of the Forth. Dunfermline is on the doorstep and Edinburgh City Centre is just 20 minutes over the bridges. Both can be easily accessed by Inverkeithing Train Station. Local shopping for everyday requirements can be found within Inverkeithing itself with an ADSA supermarket available in nearby Dalgety Bay.

The Ferrytoll Park and Ride provides easy parking at a very reasonable cost and access to Edinburgh including Edinburgh Airport. Further shopping can be found in Dunfermline including The Kingsgate Shopping Centre and the high street. Schooling of good repute for both primary and secondary education can be found within Inverkeithing.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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