

22/1 Hill Street

INVERKEITHING, FIFE, KY11 1AE



Wonderful two-bedroom ground-floor flat



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McEwan Fraser Legal is delighted to offer to the market this spacious two-bedroom ground-floor flat. The property has been well cared for by the current owner and is sure to appeal to investors or first-time buyers.

THE LOUNGE & KITCHEN



Internally, the accommodation briefly consists of an entrance hallway. The hallway features good storage space and provides access to all rooms. There is a well-proportioned lounge with lovely views across to the front. The kitchen is well equipped and is fitted with a range of base and wall-mounted units. White goods include a number of appliances, including a hob, oven and an extractor hood.



Both of the bedrooms have original high ceilings. There is a lovely three-piece bathroom with a walk-in shower. The accommodation also features double glazing and a gas central heating system to ensure a cosy living environment all year round.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



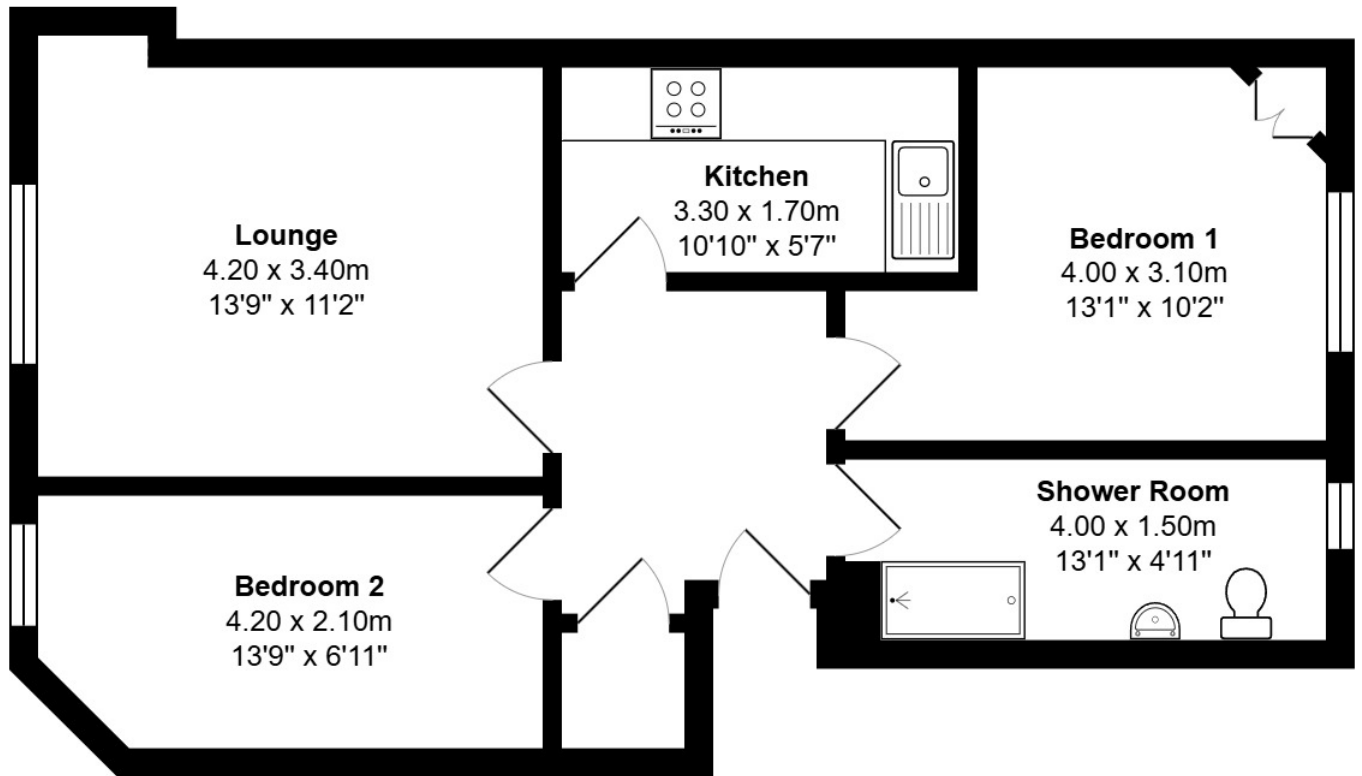
Externally, there is plenty of on-street parking available at the front. There is additional parking at a nearby car park, and there is also a shared garden to the rear of the property.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS & VIEW

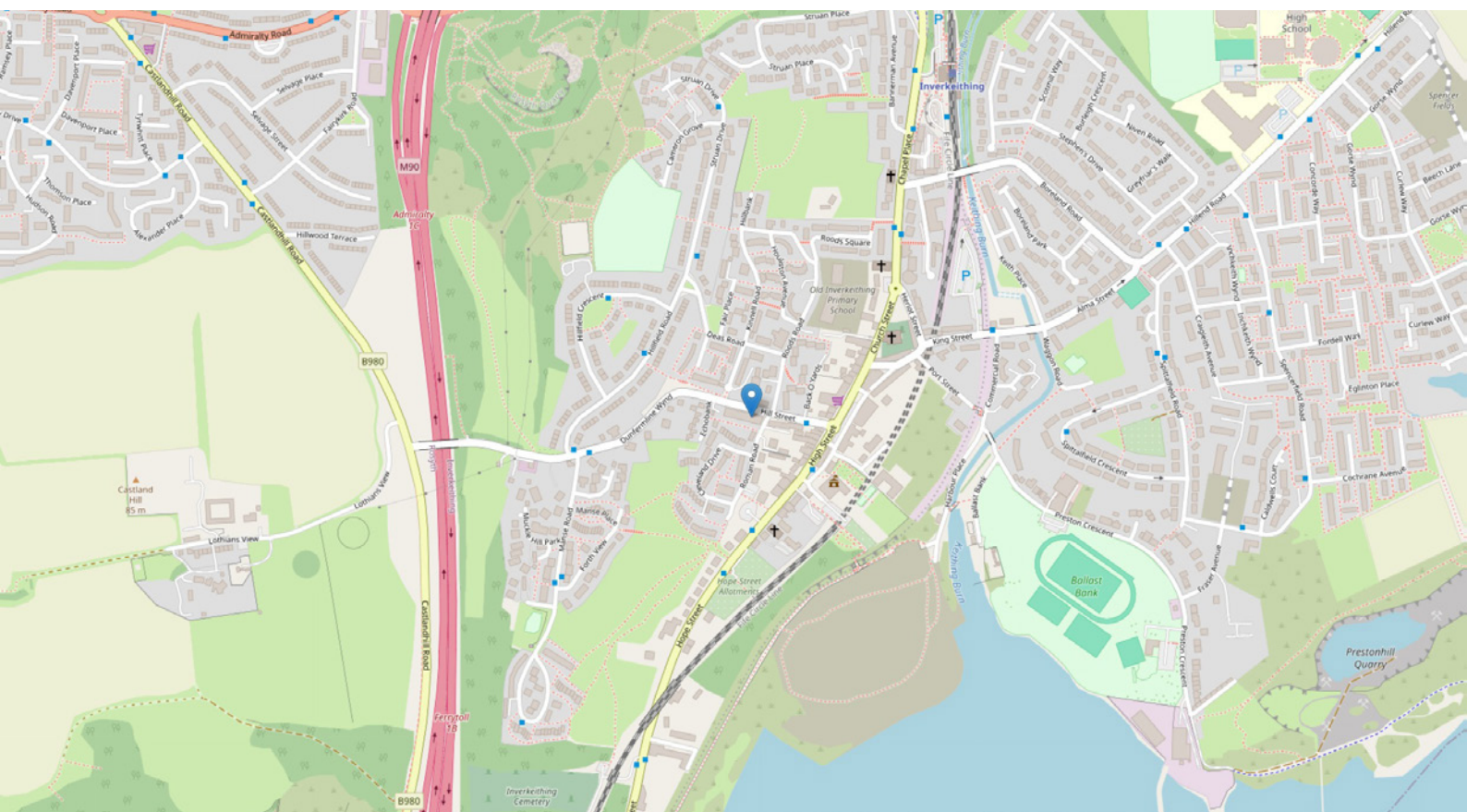


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C



THE LOCATION

Inverkeithing is a fabulous commuter link for those travelling by road or rail to the 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 from Inverkeithing Train Station. Local shopping for everyday requirements can be found within Inverkeithing itself, with an ASDA 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. Schools of good repute for both primary and secondary education can be found in Inverkeithing.



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