



Morgans

PROPERTY

34 Struan Place, Inverkeithing, KY11 1NF

Offers Over £135,000











CLOSING DATE SET FOR TUESDAY 20TH AUGUST 2024 @ 12 NOON - Well appointed within this private estate and quietly situated within cul-de-sac is this end terraced villa which occupies an enviable corner plot with garden to front, side and rear. Open views from the upper levels over countryside and towards Edinburgh. The gardens are easy to maintain with decking area. There is ample parking and residents car park adjacent. The property is offered in move in condition and briefly comprises entrance vestibule, lounge, modern fitted kitchen with appliances with door to gardens. On the upper level two double bedrooms and bathroom with overhead shower. Access to attic. Early entry is available. The property is double glazed with gas central heating (new boiler 2023).







## 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 and garden shed.

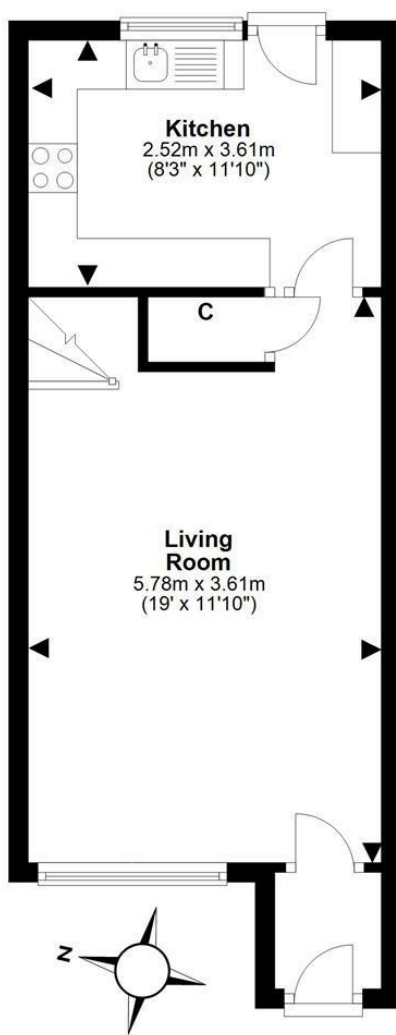
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.



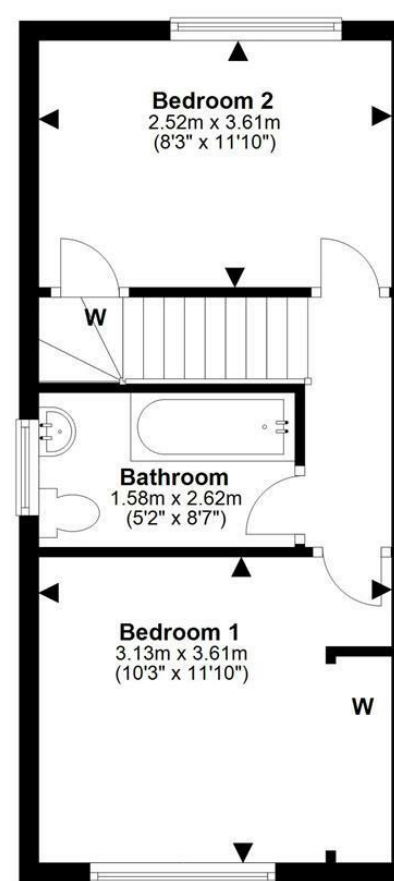








**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

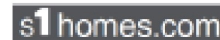


SOLICITORS | PROPERTY

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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.