



2 Boreland Park, Inverkeithing, KY11 1ES

Fixed Price £340,000







Situated on an enviable corner plot within private cul-de-sac is this executive detached bespoke family villa offering excellent accommodation in move in condition with new dining kitchen and bathrooms throughout with fresh decor and new floor coverings. The current owner has completing upgraded the property and early entry is available. The gardens are easy to maintain with feature retaining stone wall and good sized patio with decking area, an ideal entertaining home. The double monbloc driveway leads to double garage. The accommodation is spacious throughout and briefly comprises reception hall, lounge, fitted dining kitchen with integrated appliances, French doors to gardens and separate utility room with w.c facilities. There is a guest bedroom on the ground floor with stylish en-suite. On the upper level there are three further double bedrooms all with fitted wardrobes and master en-suite. There is a single bedroom or ideal as an office/study. A four piece family bathroom completed the accommodation. Access to attic. The property is double glazed with gas central heating.





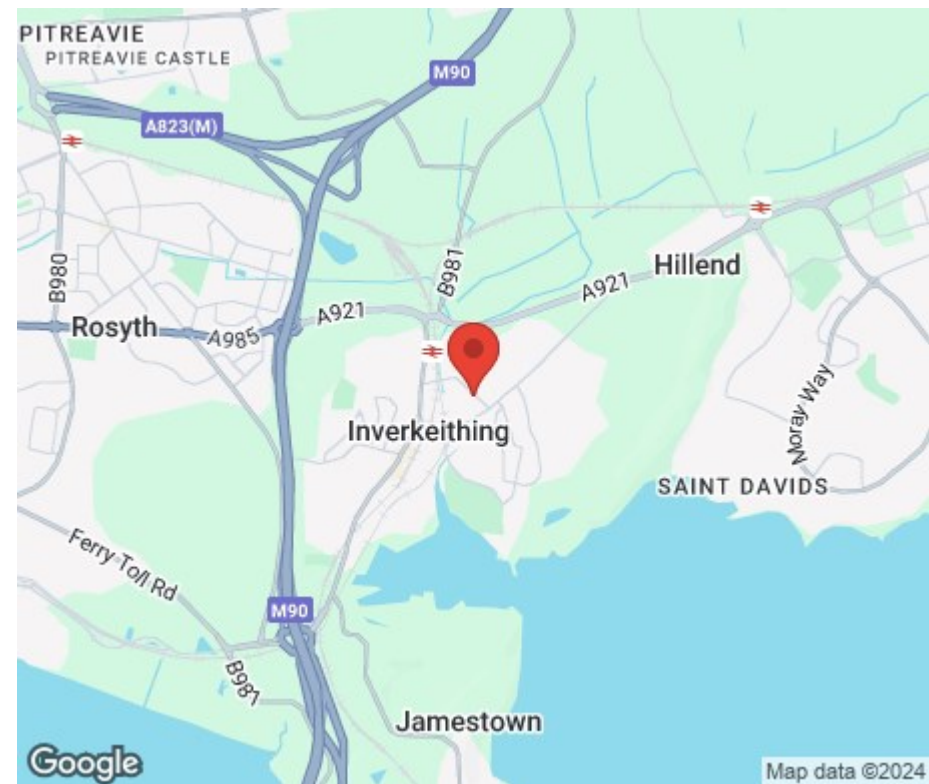
LOCATION

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.

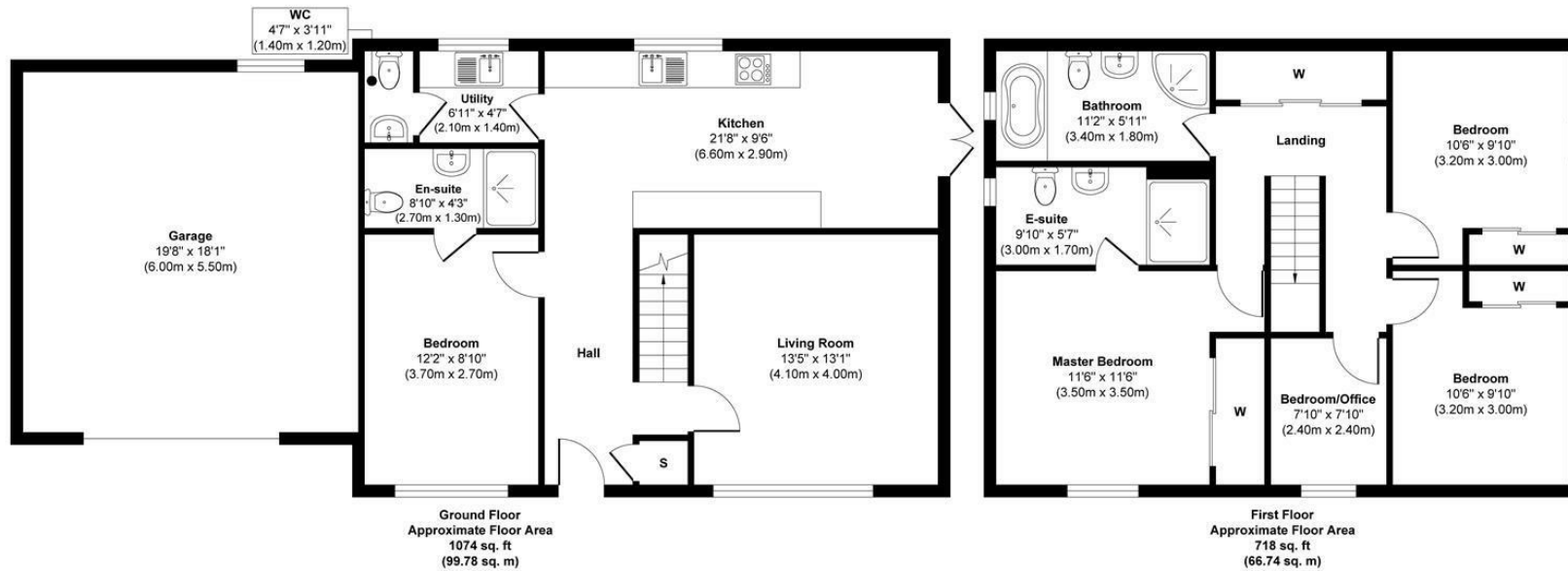
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.











Approx. Gross Internal Floor Area 1792 sq. ft / 166.52 sq. m

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

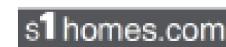


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