

Morgans

PROPERTY

4 Preston Crescent, Inverkeithing, KY11 1DR

Offers Over £275,000



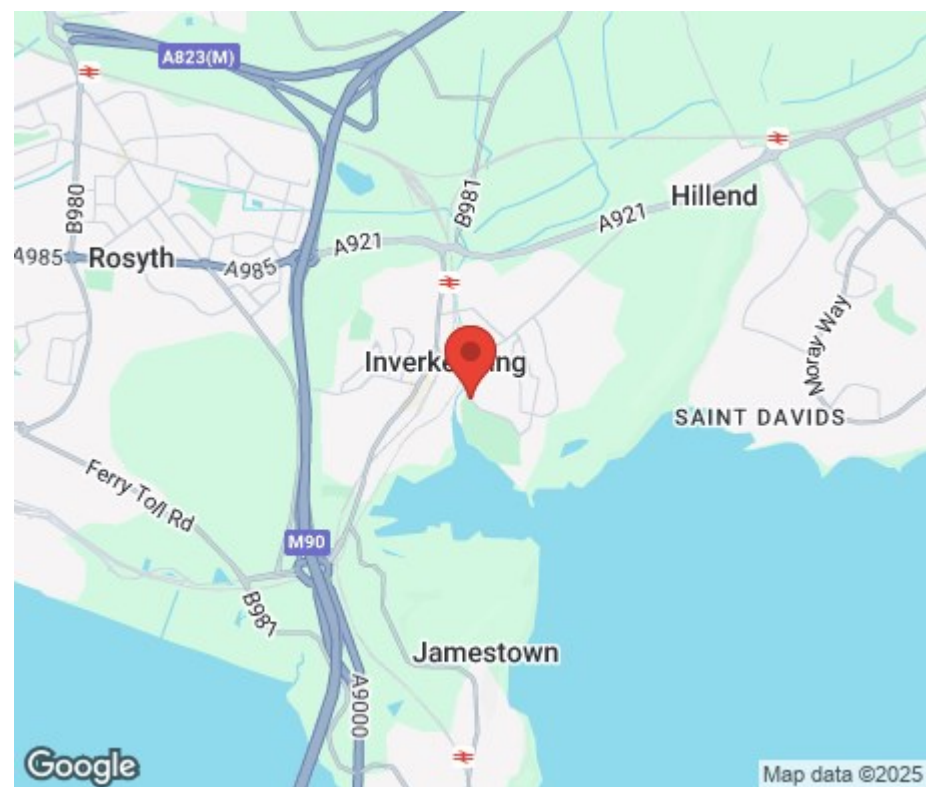
D





Superb location within Inverkeithing, opposite Ballast Bank, and a short walk to the railway halt. This substantial dwelling is spread over two levels and has charm throughout with generous living space, ideal for families and couples with the benefit of two parking spaces to front and large gardens to the rear which provide an idyllic setting with summerhouse, seating areas, raised decking and patio. An excellent home for entertaining providing a child and pet safe environment. This property provides flexible accommodation. The subjects are nicely presented and briefly comprise private entrance with steps to rear leading to main door. Reception hallway, lounge, diningroom, dining kitchen, three double bedrooms and modern four piece bathroom. On the second floor there is a spacious family room/upper sittingroom with two storage cupboards, a fourth double bedroom and en-suite shower room. 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, summerhouse 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.





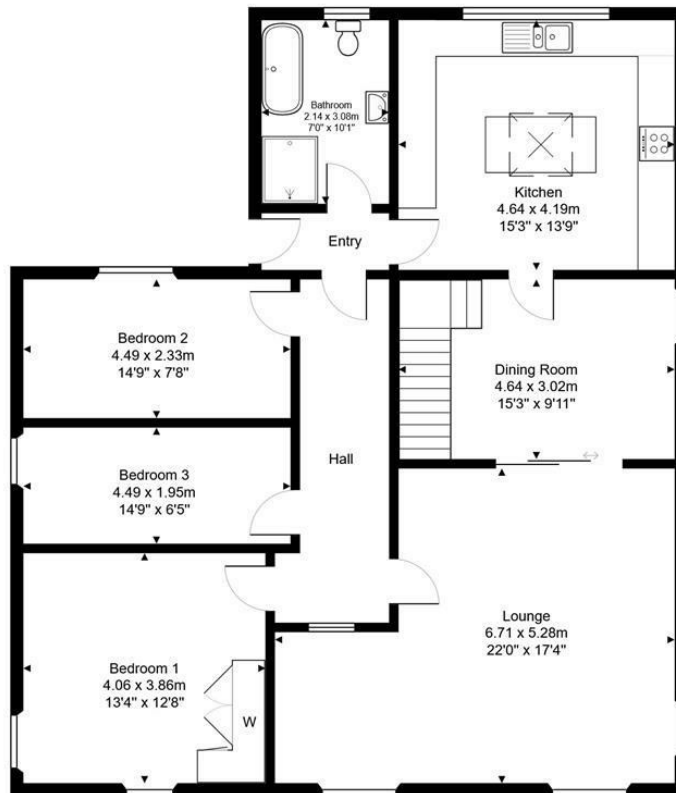


4 Preston Crescent, Inverkeithing, KY11 1DR

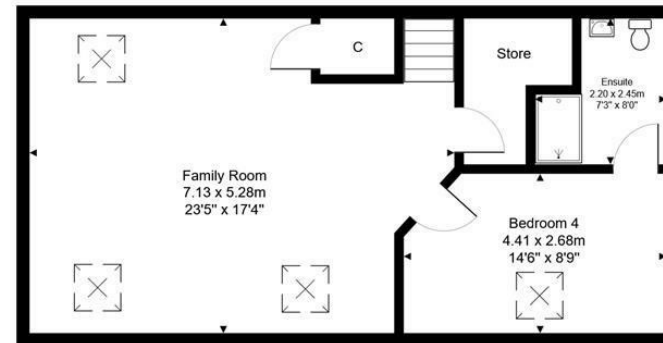


Total Area: 179.3 m² ... 1930 ft²

All measurements are approximate and for display purposes only



1st Floor



2nd Floor



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com



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.