



Morgans

PROPERTY

21 Preston Crescent, Inverkeithing, KY11 1DR

Offers Over £430,000

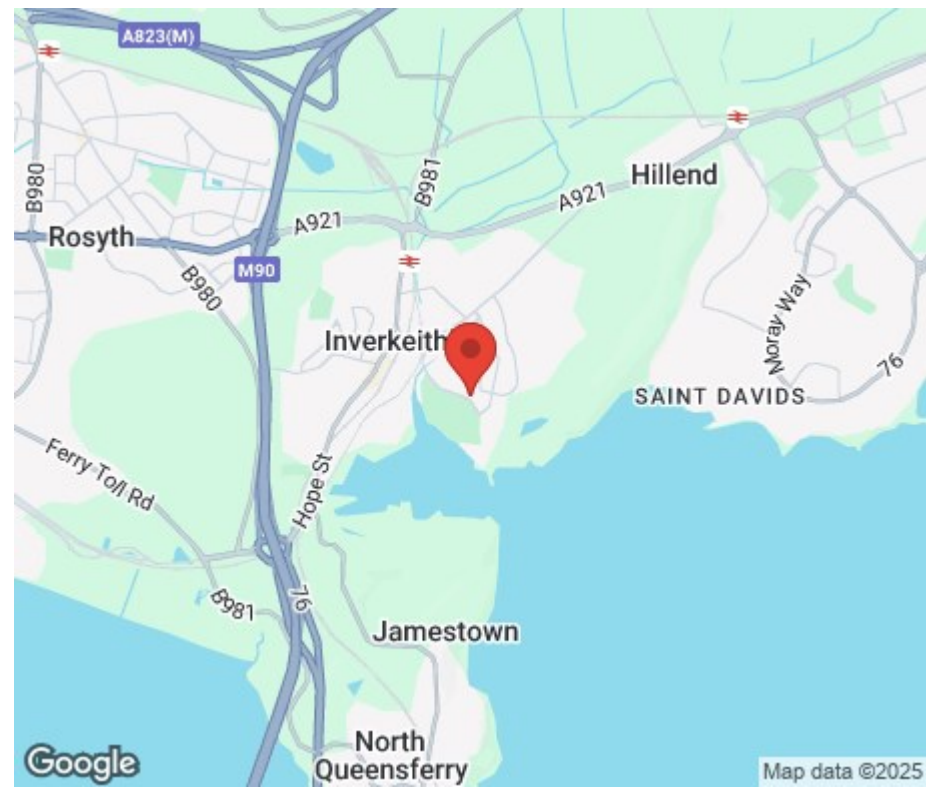






We are delighted to bring to the market this exceptional extended Victorian family villa, circa 1890, offering substantial accommodation over three levels. The grounds are beautiful, mature and well stocked offering a truly idyllic, private setting with patio and seating areas. They are fully enclosed providing a child and pet safe environment. An excellent property for entertaining and alfresco dining. This home is a credit to the present owner who has over the years upgraded this property yet retained some original features which compliment a modern lifestyle. There are some fabulous features including bespoke stained glass windows to name but a few. The accommodation briefly comprises entrance vestibule, reception hall, w.c facilities, south facing formal lounge/dining room, sittingroom/snug, a staggering 35ft (approx) open plan fitted kitchen with family area and dining room together with a separate utility room. On the first floor there are three double bedrooms with stylish principle en-suite facilities and four piece family bathroom. On the second floor there are two further double bedrooms with fitted wardrobes and additional bathroom. Excellent under eave storage. Access to floored attic with light above extension. The driveway leads to double garage with power and light. Ample on road parking for visitors. The charming front gardens overlook the park and beyond. From the upper rooms there are superb views towards the Forth Bridges. 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, Fife and Edinburgh airport. 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.

We are advised that fire detection equipment within the property fully complies with Scottish Government standards effective from February 2022.

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.







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Approx. Gross Internal Floor Area 3385 sq. ft / 314.51 sq. m

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PROTECTED

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.