



Morgans

PROPERTY

45 Curlew Way, Inverkeithing, KY11 1FF

Offers Over £235,000

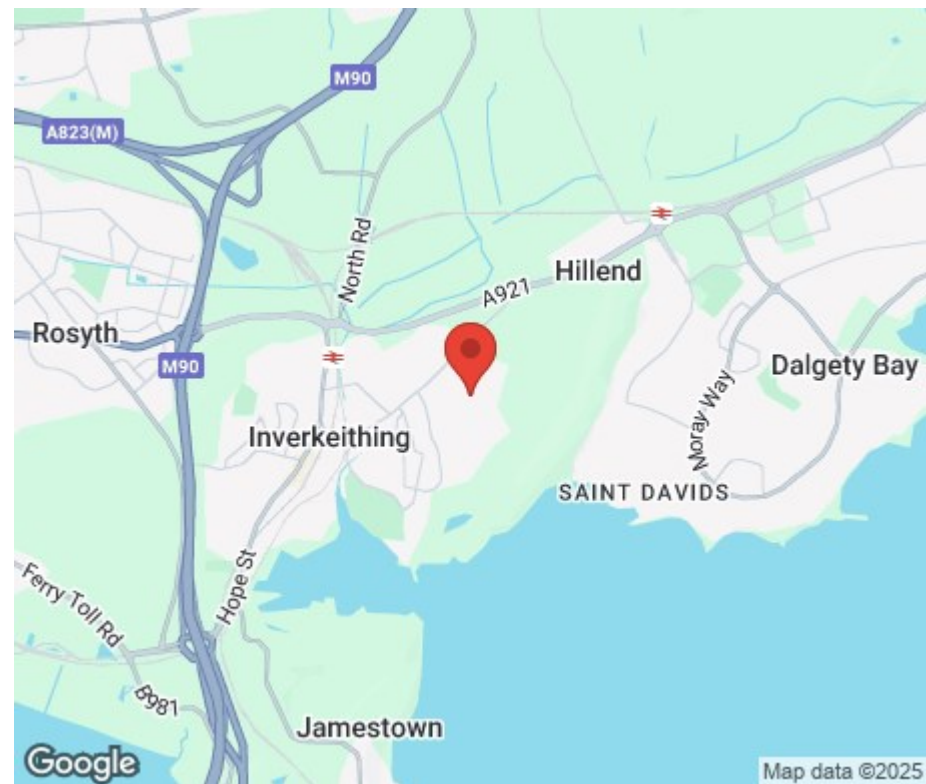






Well presented new home by Taylor Wimpey nicely positioned within the executive Spencerfield Estate in Inverkeithing with excellent commuter links to Edinburgh and the Fife Circle. This property is a credit to the present owners having a stylish and contemporary home. This semi-detached villa occupies an enviable plot with rear garden fully enclosed providing a child and pet safe environment with feature raised decking and patio areas, an ideal entertaining home as French doors lead out from lounge with pergola. The accommodation is beautifully presented and briefly comprises entrance hall, w.c, storage, kitchen and lounge/diner on the ground floor. On the upper level there are three bedrooms and family bathroom with overhead shower. Access to attic. Two private parking spaces allocated to the front of the property and ample visitors parking at the rear. Gas central heating and double glazing throughout.





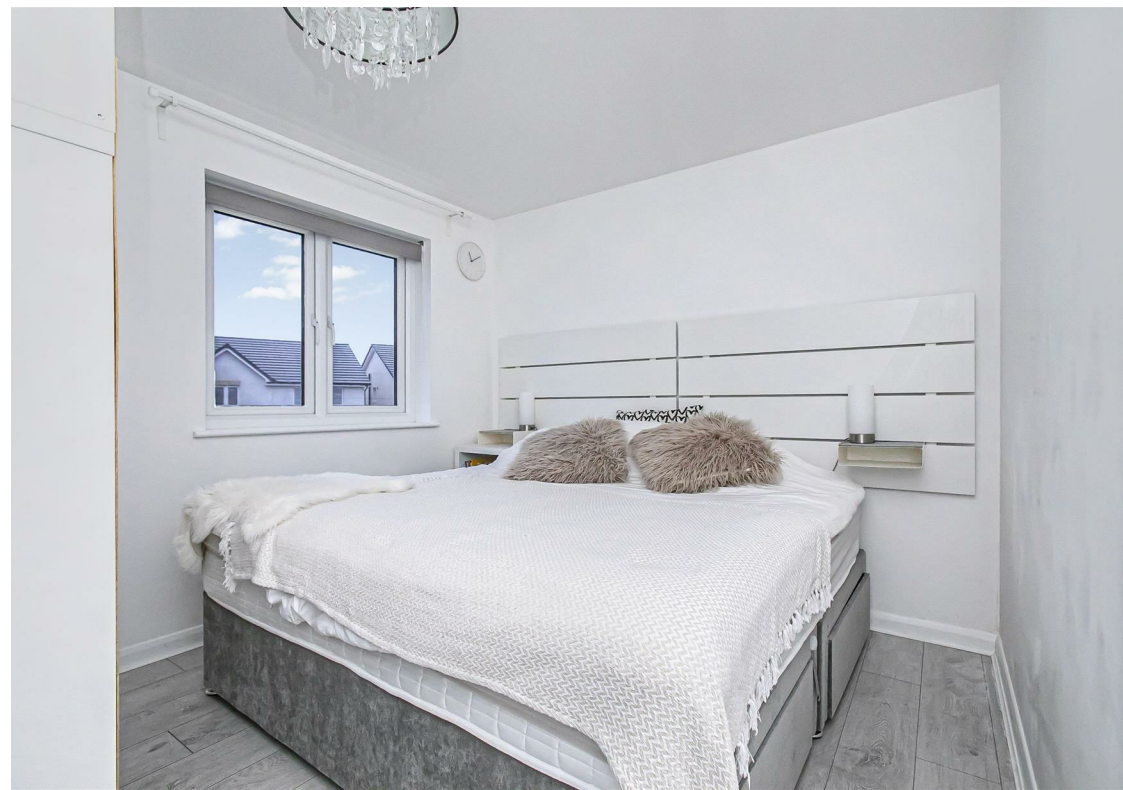
LOCATION

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.

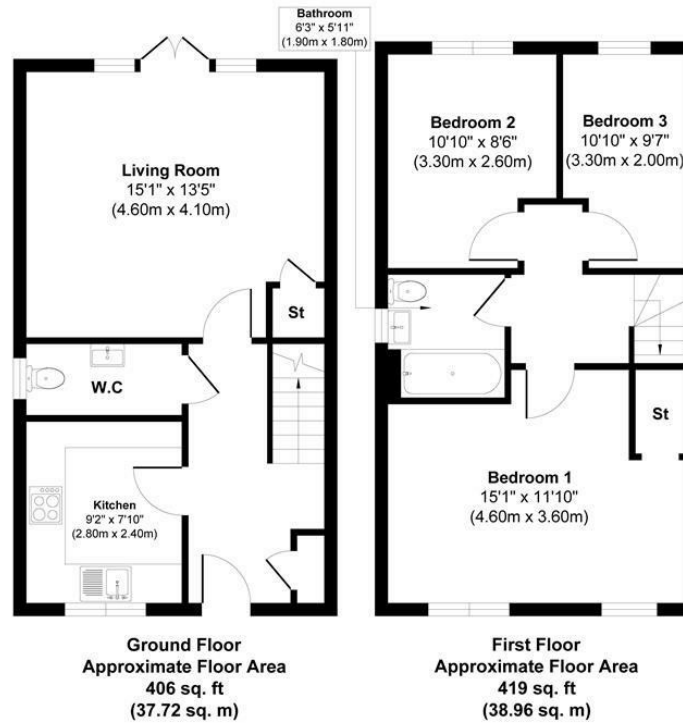
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 825 sq. ft / 76.68 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.