



22/7 Hill Street  
INVERKEITHING | KY11 1AE

**warners**  
solicitors & estate agents





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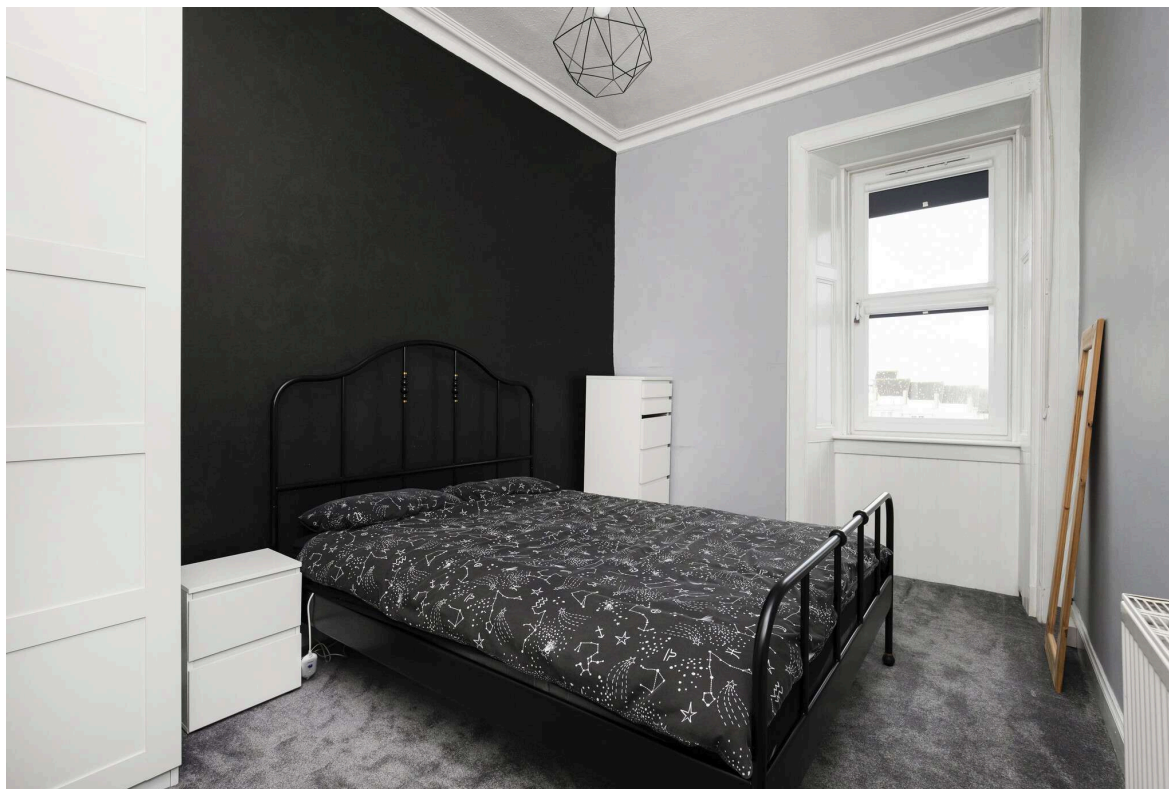
Warners are pleased to present this traditional, well-maintained one-bedroom flat with a box room, ideally located in the heart of Inverkeithing and benefiting from excellent southerly views. This property will appeal to both first-time buyers and buy-to-let investors, with Inverkeithing offering a range of local amenities, including shops, restaurants, and excellent transport links. The mainline train station is within easy reach, and the M90 motorway is easily accessible, making this an ideal property for an Edinburgh commuter. The flat features a welcoming communal entrance hallway and a bright, spacious lounge with a pleasant outlook, ample space for a dining area, and room for freestanding furniture, enhanced by a charming bay window. The kitchen offers southerly views toward the iconic Forth Bridges, with plenty of floor and wall-mounted storage and excellent worktop space. The generously sized double bedroom is complemented by a further box room, perfect for use as a large home office. The family bathroom is equipped with a three-piece suite, including a shower over the bath with a wet wall finish.

Additional benefits include access to a shared garden, on-street parking, and gas central heating.

- Central Inverkeithing location with southerly views.
- Great for first-time buyers/investors.
- Close to train station & M90.
- Bright lounge with bay window.
- Box room for home office.
- Shared garden & on-street parking.
- large storage cupboard in hallway.

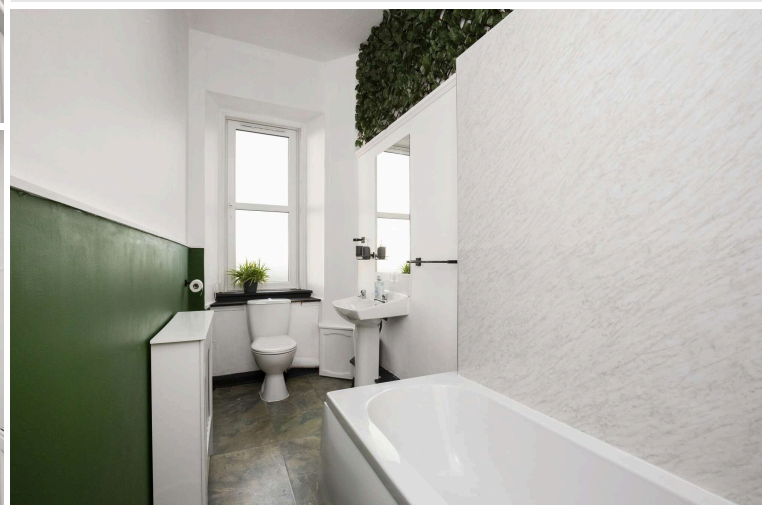
EPC D, Council tax A. No factor.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

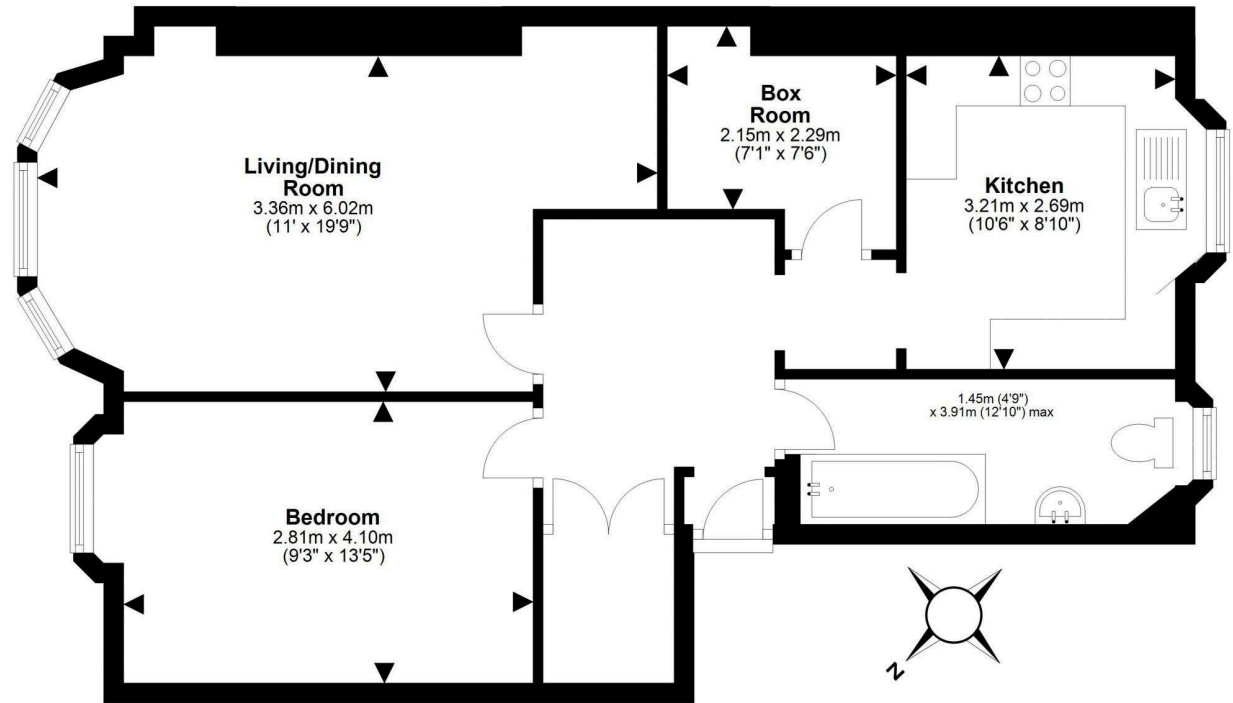


Inverkeithing is a small popular town set close to the shores of the Firth of Forth. It is an ideal location for sampling the local countryside, pleasant beach and coastal walks, the network of cycle paths and many leisure facilities, such as sailing, fishing, horse riding and golfing. Small local shops, including a Post Office, cater for day-to-day requirements, whilst Dunfermline is only a short drive away and offers a wider variety of shops and other amenities. Both primary and secondary schooling is available in the town. For commuters, the A90/M90 is close at hand for travelling to Edinburgh, the airport, Perth and Dundee. Inverkeithing's station gives access to inter-city trains north and south on the east coast line and Ferrytoll park-and-ride is only a short distance away.

Extras included in this sale are the dishwasher, fridge, tumble dryer, washing machine, wardrobes in bedroom, blinds, toaster, kettle, and slow cooker. Other items of furniture may be available by separate negotiation.







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