



Morgans

PROPERTY

47 Curlew Way, Inverkeithing, KY11 1FF

Offers Over £240,000





Semi Detached



Kitchen with integrated appliances



Lounge/diner



EPC Rating - B



Three Bedrooms



Bathroom and W.C



2 Private Parking spaces



Council Tax Band - D



Welcome

DESCRIPTION

Modern 3-Bed Semi-Detached Home in Inverkeithing. Located within the highly sought-after Spencerfields Estate, this beautifully presented Taylor Wimpey semi-detached home is in move in ready condition. Stylish, energy-efficient and perfectly placed for professional couples, commuters and families seeking modern, low-maintenance living in a peaceful and well-connected neighborhood. Ground Floor: Welcoming entrance hallway with W.C. Bright open-plan lounge/diner with french doors to a well-maintained garden. Modern kitchen with integrated appliances. Storage cupboards located in the lounge and hallway. First Floor: Three well-proportioned bedrooms and a modern family bathroom with bath and overhead shower. Outdoor Space: Recently landscaped, fully enclosed, rear garden with patio and decking - ideal for children and pets, outdoor dining and relaxing. There is also a garden to the front of the property and two private parking spaces. Property Highlights: EPC Rating B. Double glazing & gas central heating. Solar panels for lower energy bills. All floor coverings, blinds, bathroom and light fittings together with integrated appliances included. Remainder of NHBC warranty. Home Report: All 1s. Truly move-in ready condition. Location Highlights: Located in a welcoming and friendly estate with parks, green spaces and visitor parking. Walking distance from Inverkeithing train station (fast and direct links to Edinburgh and east central Scotland). Immediate access to M90 and Forth Road Bridge/Queensferry Crossing. Short walk from nursery, primary/secondary schools, parks and the Fife Coastal Path. Major supermarkets and local amenities just a few minutes drive (Inverkeithing, Dalgety Bay and city of Dunfermline). Early viewing recommended.



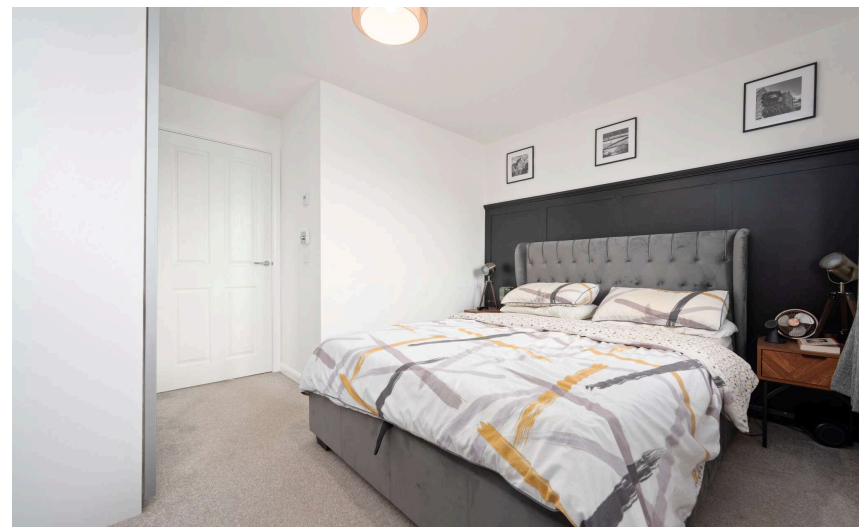


EXTRAS INC IN SALE / AGENTS NOTE

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.









Inverkeithing

The property is located within Inverkeithing, which is well placed for immediate access to the M90, Forth Road Bridge/Queensferry Crossing and Ferrytoll Park & Ride, which provides fast, direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own convenient train station, which is a short walk from the property offering frequent, reliable services to Edinburgh (approx. 20 minutes) and east central Scotland. 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 further public transport of bus and rail links making this area an ideal commuter base to Edinburgh, Fife and east central Scotland.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

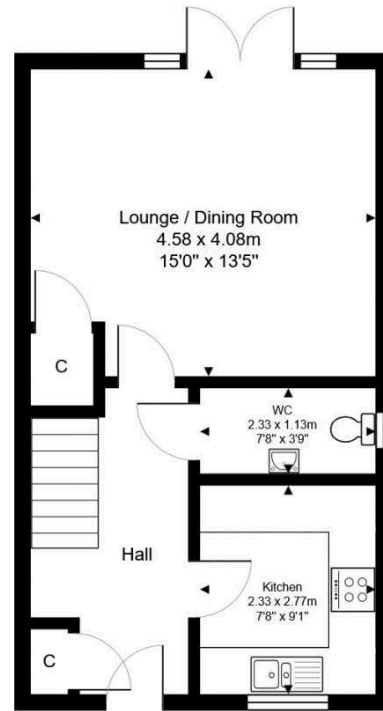


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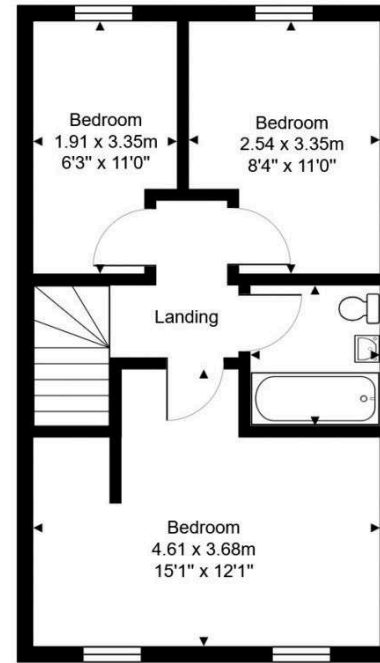


Total Area: 76.4 m² ... 822 ft²

All measurements are approximate and for display purposes only



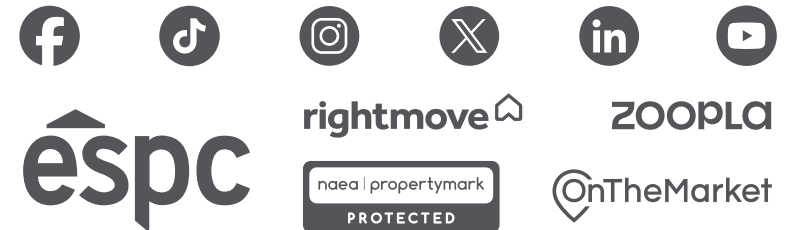
Ground Floor



1st Floor



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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.