



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8 Curlew Way
Inverkeithing, Fife, KY11 1FG

With its sought-after location within a modern development in Inverkeithing, this semi-detached home enjoys easy access to local amenities, schools, transport links, and nearby green spaces, with excellent commuter connections to Edinburgh. The area is particularly popular with professionals, first-time buyers, and young families seeking convenience and strong connectivity. Freshly decorated in neutral tones throughout, 8 Curlew Way comes with a bright, practical living space, including a sunny living/dining room with French doors to the rear garden, a modern fitted kitchen, two bedrooms with built-in wardrobes, and a contemporary bathroom. Outside, the enclosed rear garden enjoys a sunny aspect, while on-street parking adds everyday convenience.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Ross & Liddell at an approximate quarterly cost of £50.

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- Semi-detached house in Inverkeithing
 - Set within a modern development
 - Freshly decorated neutral interiors throughout
 - Entrance hall with understairs storage and WC
 - Sunny living/dining room with French doors to the rear garden
 - Kitchen with fitted units and quality worktops
 - Main bedroom with built-in wardrobe and sunny aspect
 - Versatile second bedroom with built-in wardrobe
 - Modern bathroom with overhead shower
 - Private gardens
 - On-street parking
 - Gas central heating and double glazing
 - EPC Rating - B | Council Tax Band - D
 - Home Report Value - £215,000

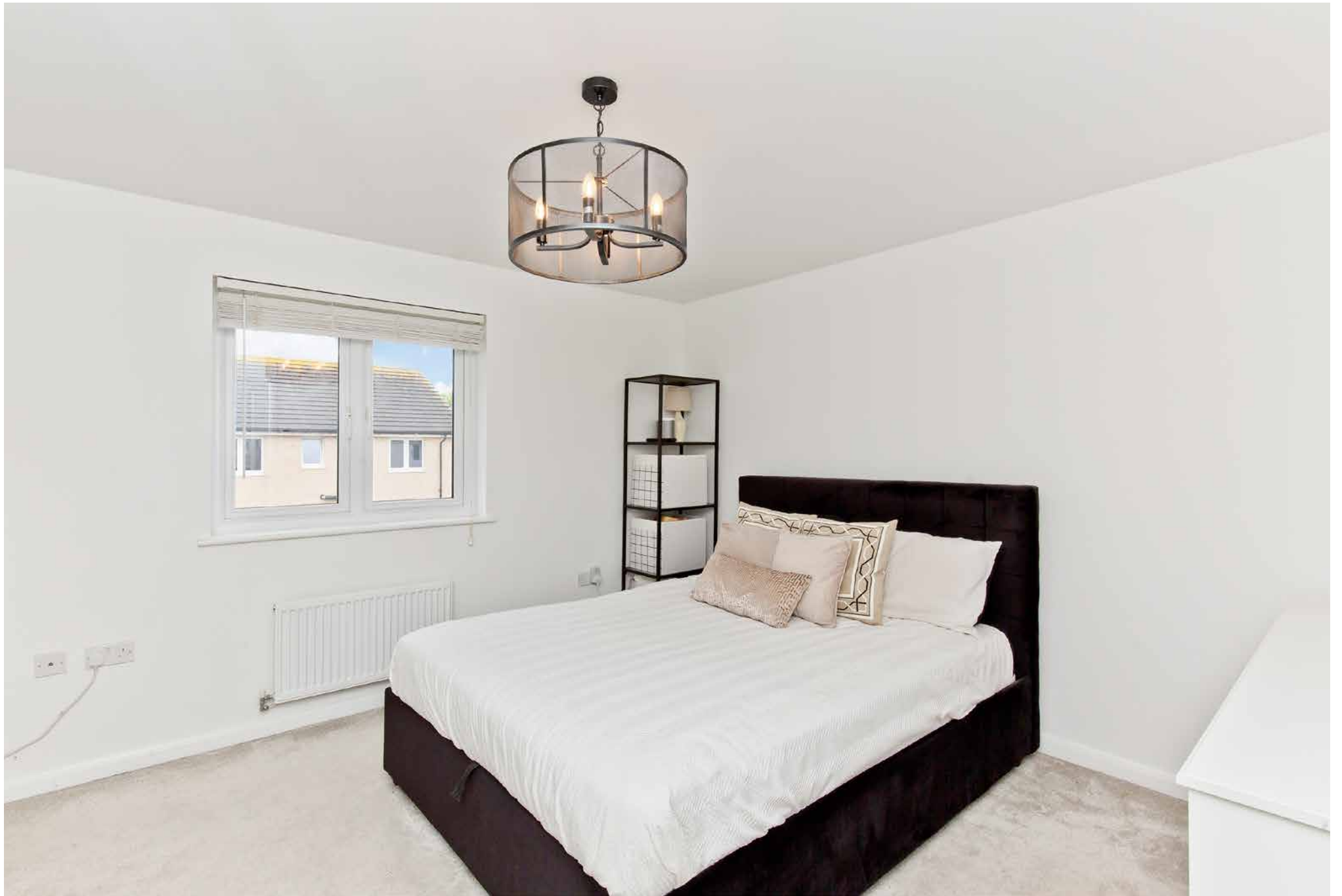






Two-bedroom
semi-detached house
in Inverkeithing







Modern development
setting near transport
links, schools, shops and
outdoor spaces





Let us help you find your next
dream property!



RALPH SAYER
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 **CHARTERED FIRM**

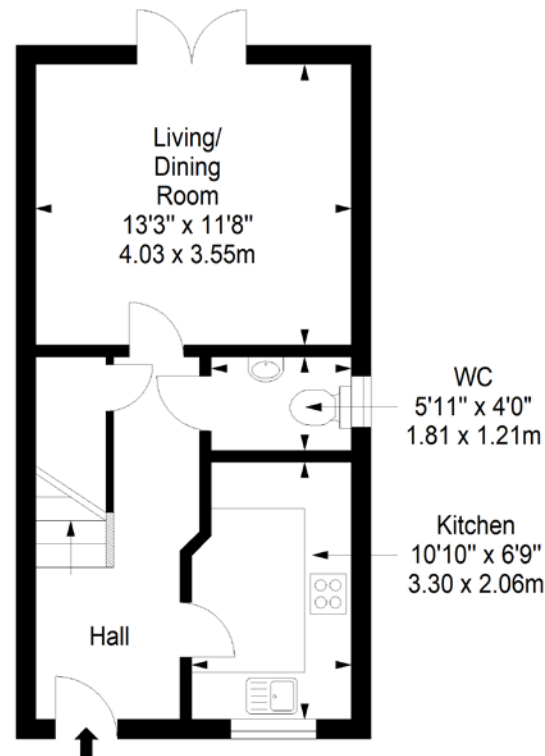
  

DISCLAIMER

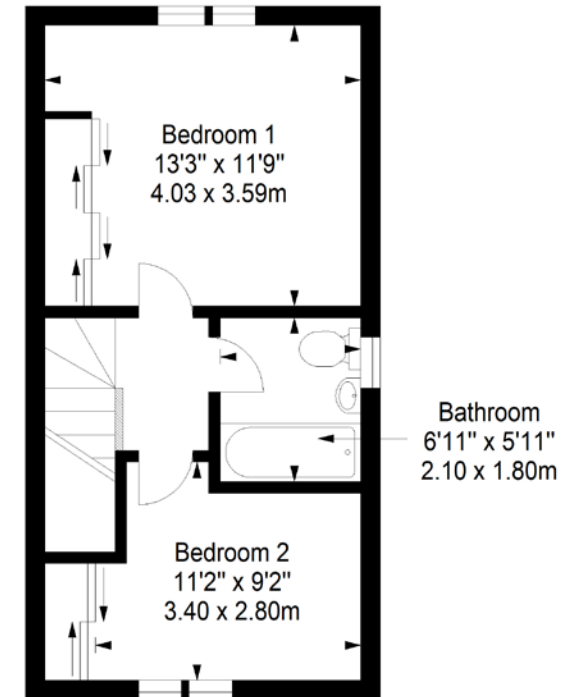
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 34.0 sq. metres (366.0 sq. feet)



First Floor
Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 68.0 sq. metres (732.0 sq. feet)