



Morgans

PROPERTY

15 Curlew Way, Inverkeithing, KY11 1FF

Offers over £199,000



2



1



1



B



Entrance Hallway Wc



Two Bedrooms



Kitchen



Bathroom



Lounge / Diner



Parking Garden



EPC Rating - B



Council Tax Band - D



# Welcome

## DESCRIPTION

The property is brought to the market and offered in lovely condition, this new build by Taylor Wimpey offers contemporary living throughout with stylish fixtures and fittings. The subjects would suit couples and small families and is well appointed within this modern development in Inverkeithing with excellent commuter links to Edinburgh. The accommodation briefly comprises entrance hall, kitchen, w.c facilities, lounge/diner with French doors to fully enclosed rear garden on the ground floor. On the upper level there are two double bedrooms with fitted wardrobes and family bathroom. Access to attic. The property is double glazed with gas central heating.



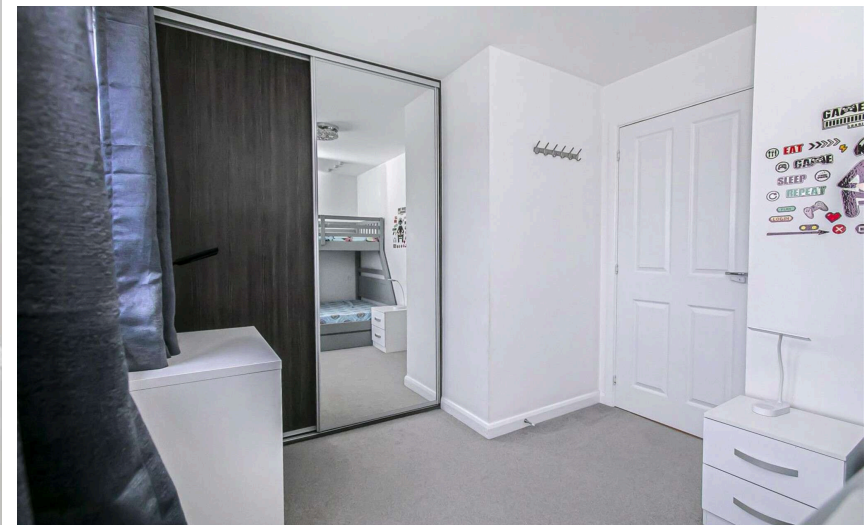


### EXTRAS INC IN SALE / AGENTS NOTE

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.









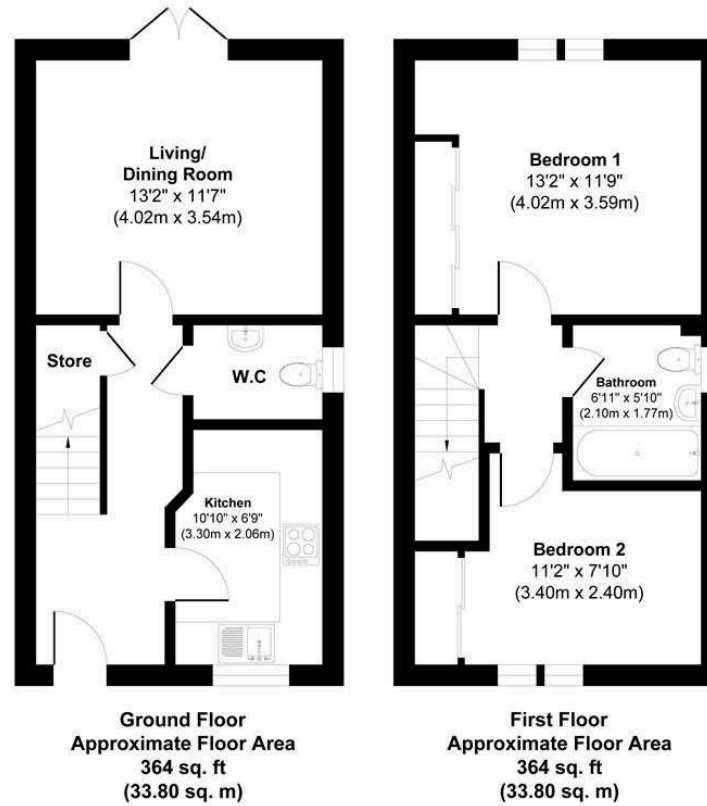
## Inverkeithing

The property is located within Inverkeithing, which is well placed for 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.

## 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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Approx. Gross Internal Floor Area 728 sq. ft / 67.60 sq. m

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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.