



CLANCYS

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19 Niven Road,

Inverkeithing, KY11 1ED



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FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 3-bedroom semi-detached house. The property has been well cared for by the current owners and is sure to appeal to a variety of buyers such as first-time buyers, young families or perhaps someone looking to downsize from a larger family home. The accommodation briefly comprises a welcoming entrance hall, living/dining room and a modern fitted kitchen. A carpeted staircase leads to the upper landing which gives access to three double bedrooms and a family sized bathroom. The property further benefits from double glazing, gas central heating, private gardens to the front and rear, driveway and garage. Viewing is highly recommended to fully appreciate the size and standard of the property.

Location

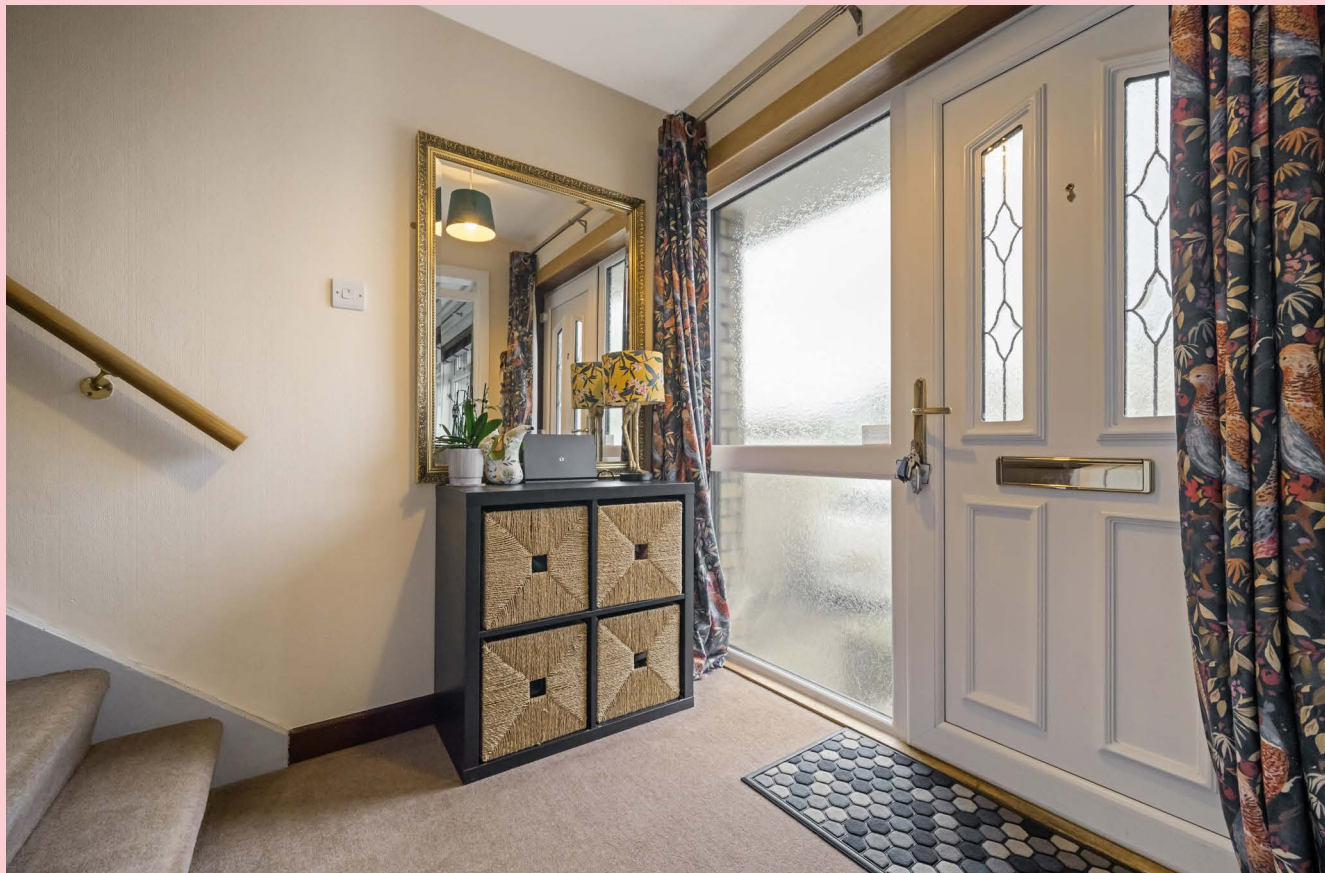
Inverkeithing is a fabulous commuter link for those travelling by road or rail to the north and south of the Forth. Dunfermline is on the doorstep, and Edinburgh City Centre is just 20 minutes over the bridges. Both can be easily accessed from Inverkeithing Train Station. Local shopping for everyday requirements can be found within Inverkeithing itself, with an ASDA supermarket available in nearby Dalgety Bay. The Ferrytoll park and ride provides easy parking at a very reasonable cost and access to Edinburgh, including Edinburgh Airport. Further shopping can be found in Dunfermline, including The Kingsgate Shopping Centre and the high street. Schools of good repute for both primary and secondary education can be found in Inverkeithing.

Extras

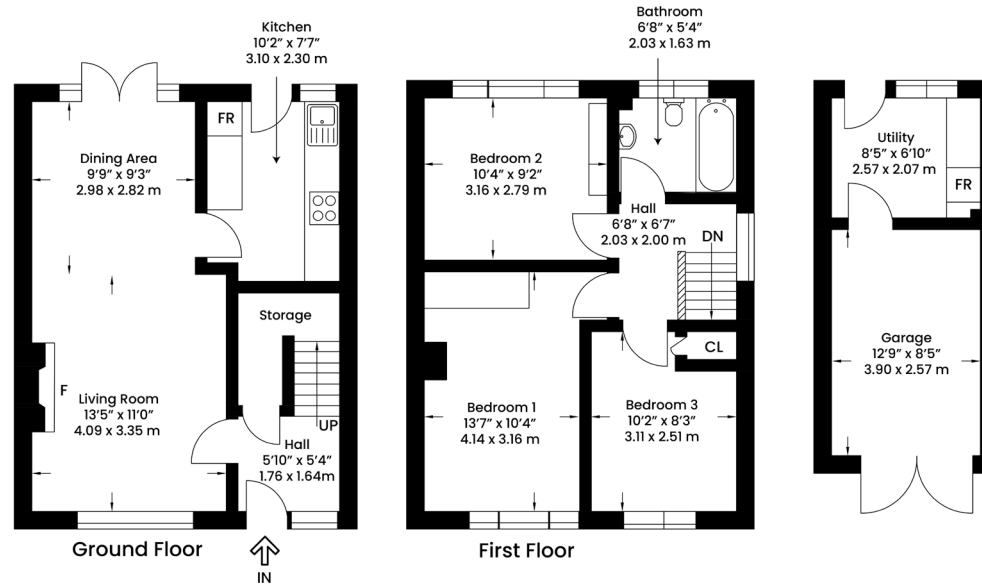
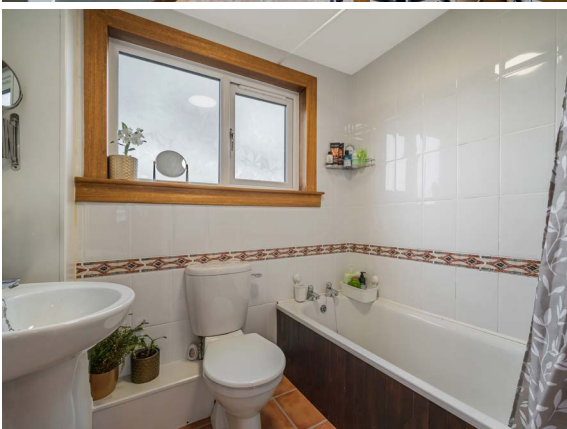
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall
- Living/ dining room
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway
- Garage
- EPC rating - D
- Council Tax Band – D
- Tenure - Freehold







vistaBee
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (10 110927)
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