



Morgans

PROPERTY

22 Church Street, Inverkeithing, KY11 1LQ

Offers Over £125,000







Keenly priced with early entry available is this excellent starter home or would suit couples and families or indeed a buy to let investor as would give a good annual yield. This mid terraced villa benefits from fresh decor throughout. The subjects briefly comprise entrance hall, lounge/diner, fitted kitchen with door to gardens and on the upper level there are three double bedrooms with shower room. Access to attic. There are easy to maintain gardens to front and rear providing a child and pet safe environment with patio area. The property is double glazed with gas central heating.





LOCATION

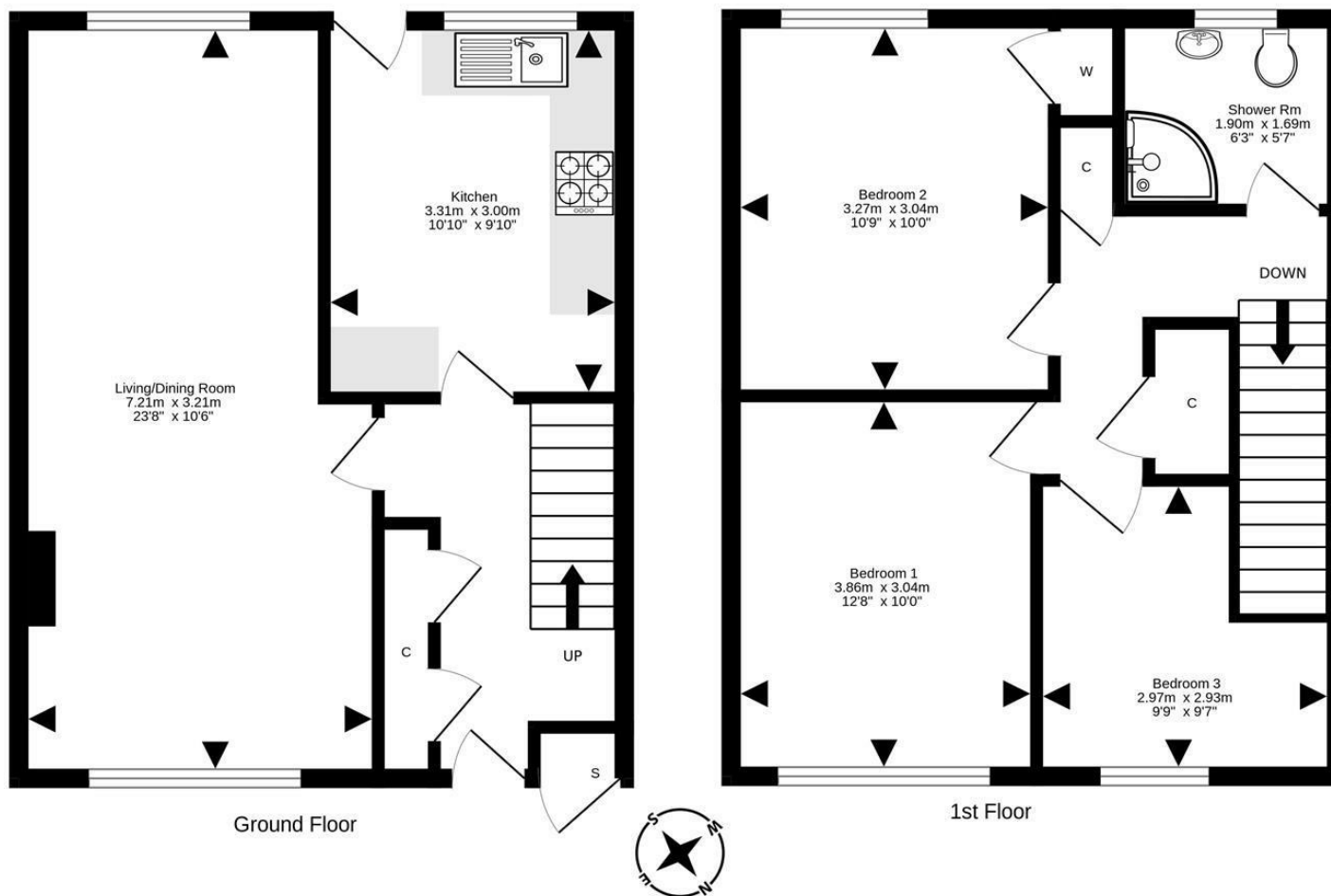
The property is located within Inverkeithing, which is well placed for access to the M90, Forth Road Bridge and Ferry Toll Park & Ride, which provides direct links to Edinburgh, Perth and Dundee. Inverkeithing has its own station, which is a short walk from the property offering frequent services to 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.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with white goods and garden shed.

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 to the interlinked system installed in this property. This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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.