

# 63 Struan Place

INVERKEITHING, FIFE, KY11 1PB



*Wonderful four-bedroom home set on an elevated position with panoramic views*



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63 Struan Place is a delightful and spacious four-bedroom detached family home situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

# THE LOUNGE



The entrance leads into an inner hall which has doors leading to the lounge, kitchen, dining room and stairs leading to the upper level. The spacious lounge has a rear-facing window with views over the gardens and patio doors leading out to the secluded rear gardens.

# THE KITCHEN



The kitchen is a good size and features a good range of quality fitted and finished floor and wall-mounted units with integrated appliances and access to the rear gardens.



# THE DINING ROOM



The dining room is located at the front of the property with lovely views across Fife.





On the upper level, there are three good-sized double bedrooms and a single bedroom, the master bedroom offers space for free-standing furniture and panoramic views. The quality-sized family bathroom with shower completes the internal accommodation on offer.

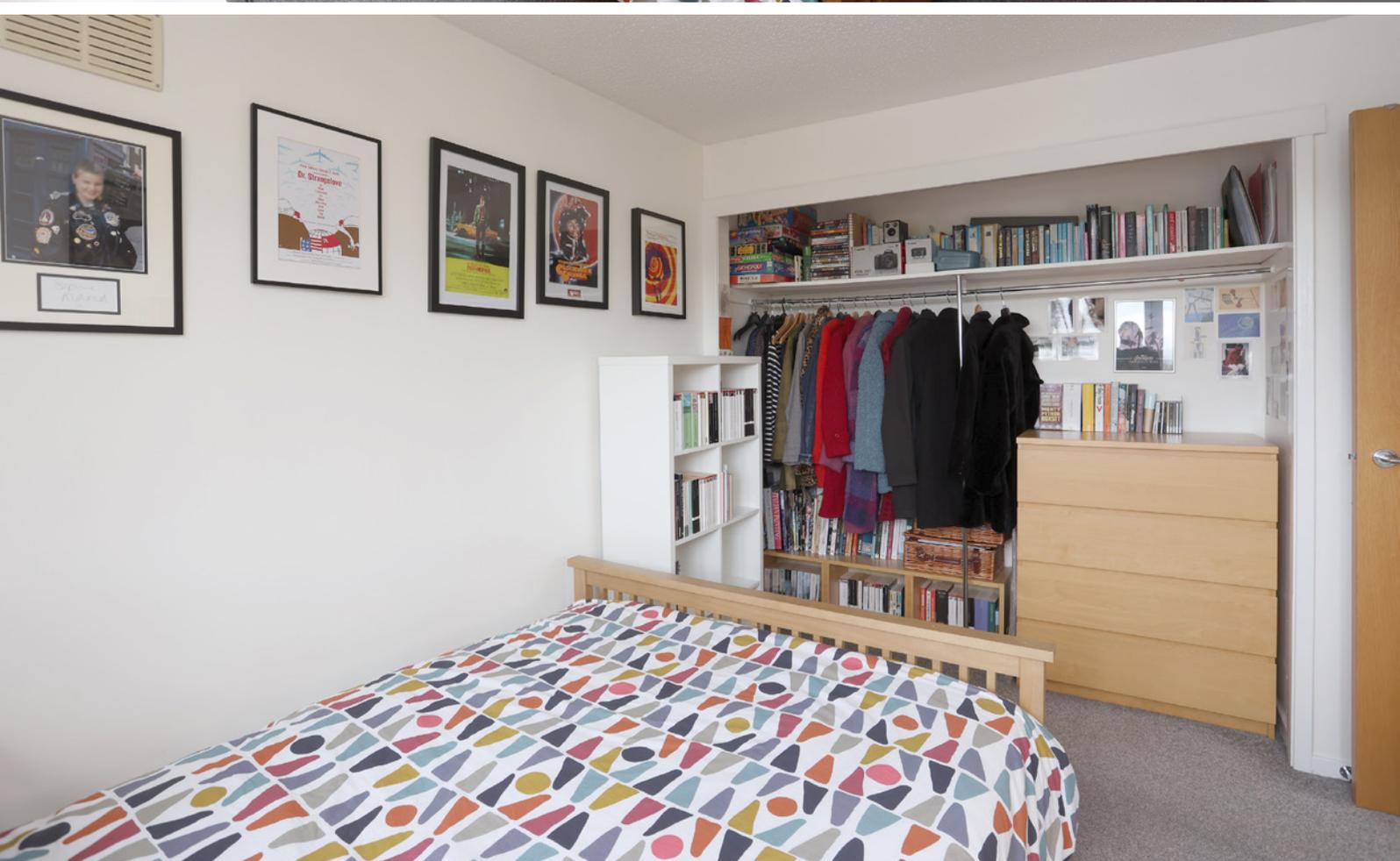
## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOMS 3 & 4



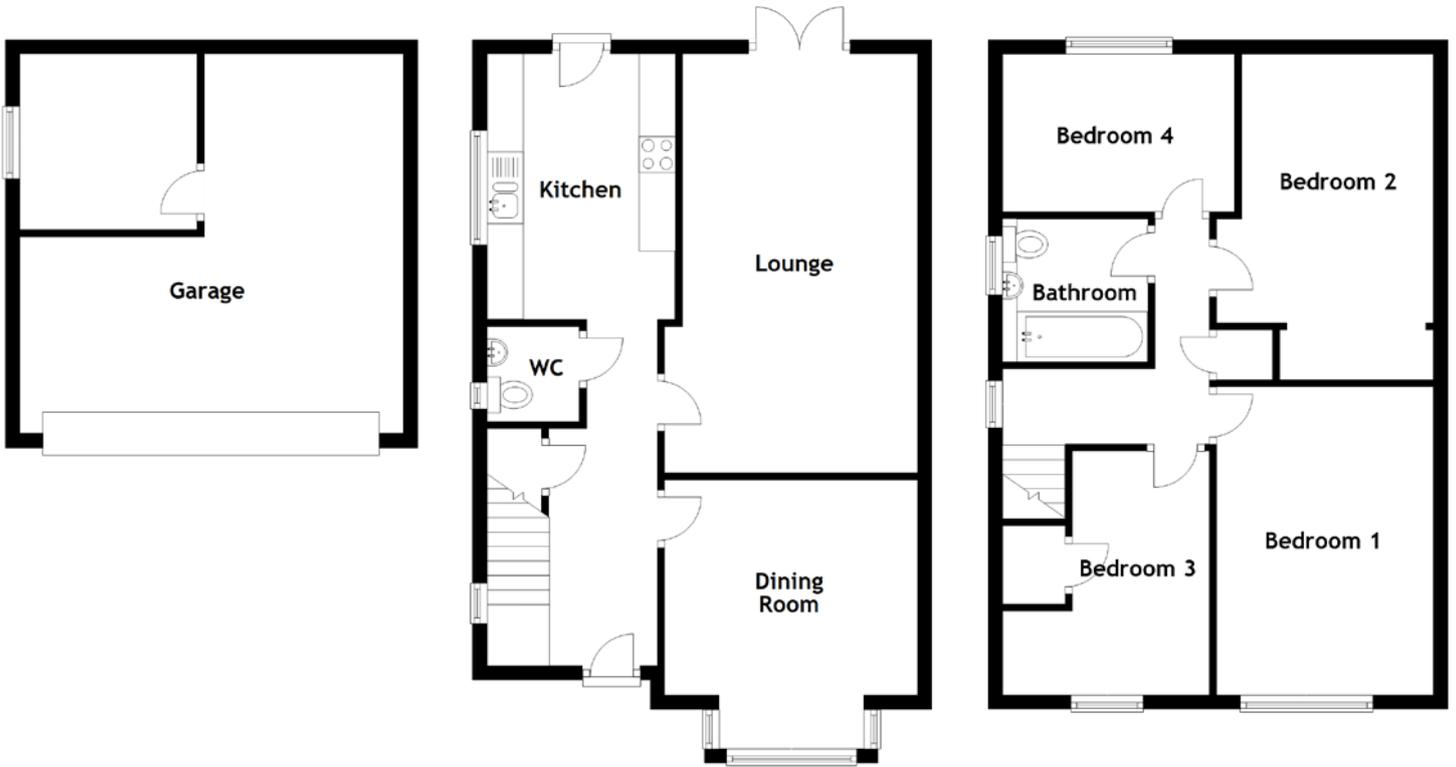
A large driveway leads to the detached garage with an electric door and ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.

Viewing is highly recommended to appreciate the accommodation on offer.

# EXTERNALS & VIEW



# FLOOR PLAN, DIMENSIONS & MAP



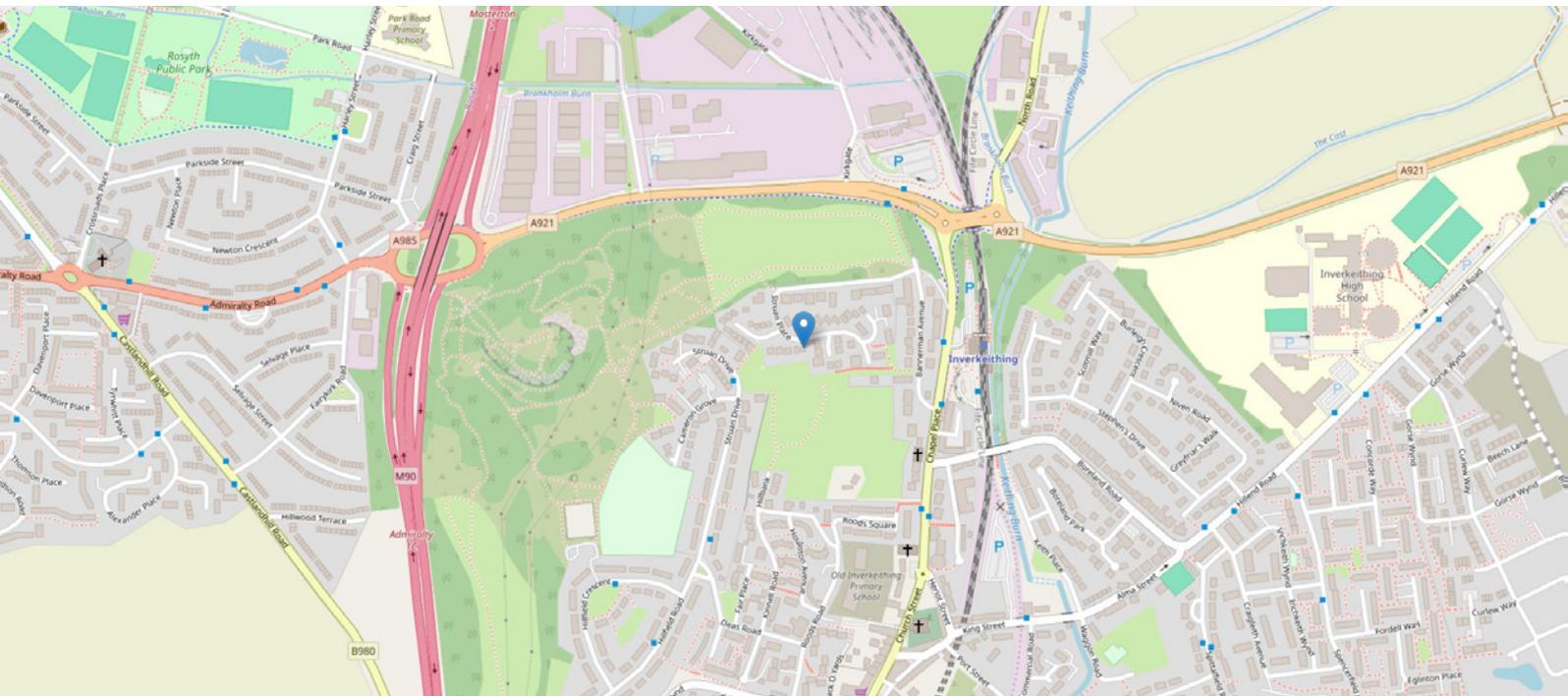
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.85m (19'2") x 3.50m (11'6")
Kitchen	3.70m (12'2") x 2.60m (8'6")
Dining Room	3.75m (12'4") x 3.50m (11'6")
Bathroom	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 3.10m (10'2")

Bedroom 3	3.40m (11'2") x 2.75m (9')
Bedroom 4	3.20m (10'6") x 2.20m (7'3")
Garage	5.30m (17'5") x 5.30m (17'5")

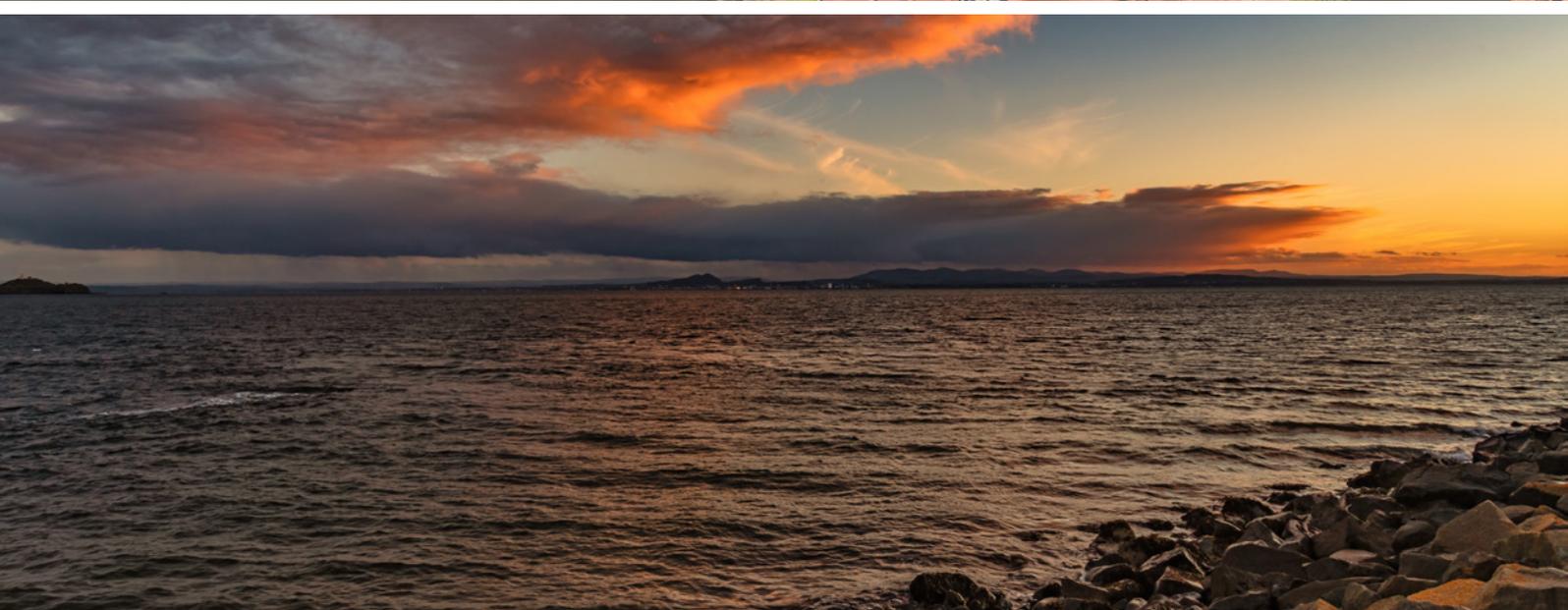
Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup>  
EPC Rating: D

Extras: Floor coverings, light fittings, blinds, window dressings and integrated appliances.



# THE LOCATION

Inverkeithing is a fabulous commuter link for those travelling by road or rail to 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 by 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. Schooling of good repute for both primary and secondary education can be found within Inverkeithing.



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