

Morgans

PROPERTY

15 Curlew Way, Inverkeithing, KY11 1FF

Offers Over £210,000







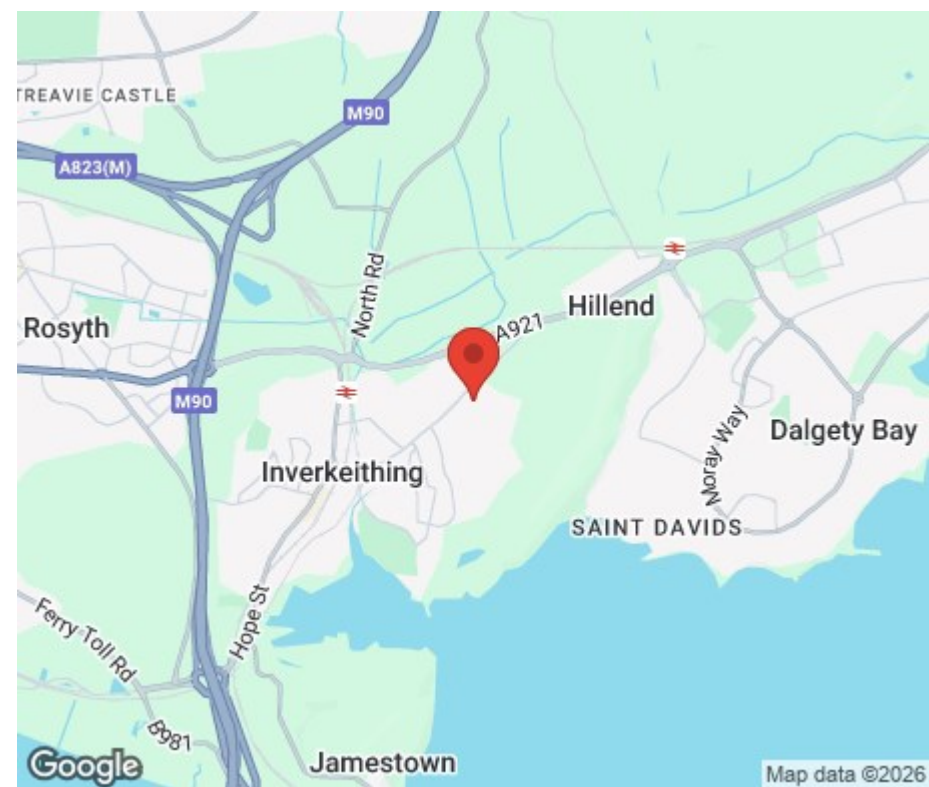




The property is brought to the market and offered in lovely condition, this new build by Taylor Wimpey offers contemporary living throughout with stylish fixtures and fittings. The subjects would suit couples and small families and is well appointed within this modern development in Inverkeithing with 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.







## 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 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.









BATHROOM  
rules  
WASH YOUR HANDS  
BRUSH YOUR TEETH  
FLUSH THE TOILET  
HANG UP  
YOUR TOWEL  
& Be Neat

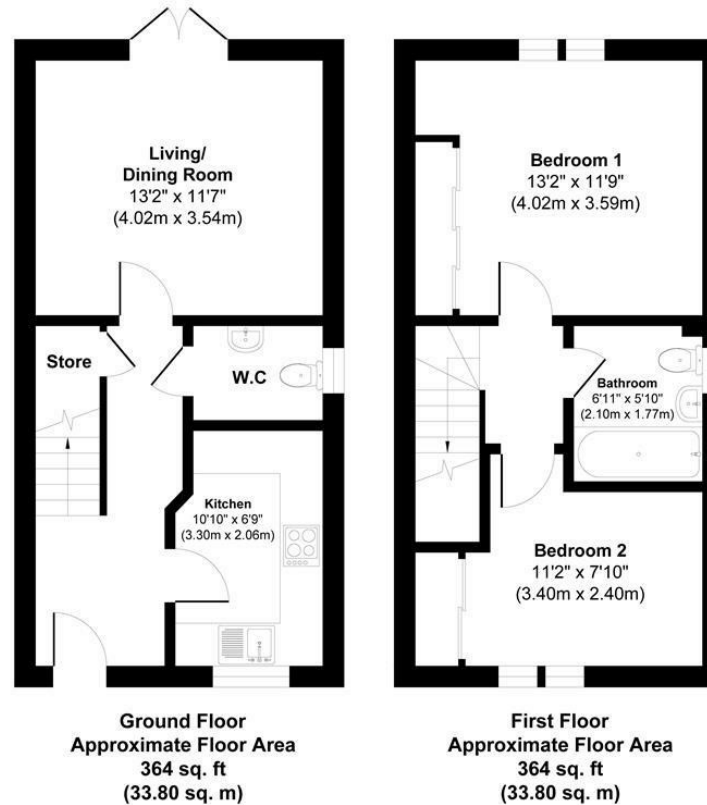








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Approx. Gross Internal Floor Area 728 sq. ft / 67.60 sq. m

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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.