

**Morgans**

PROPERTY

17 Hillfield Crescent, Inverkeithing, KY11 1AH

Offers In The Region £140,000



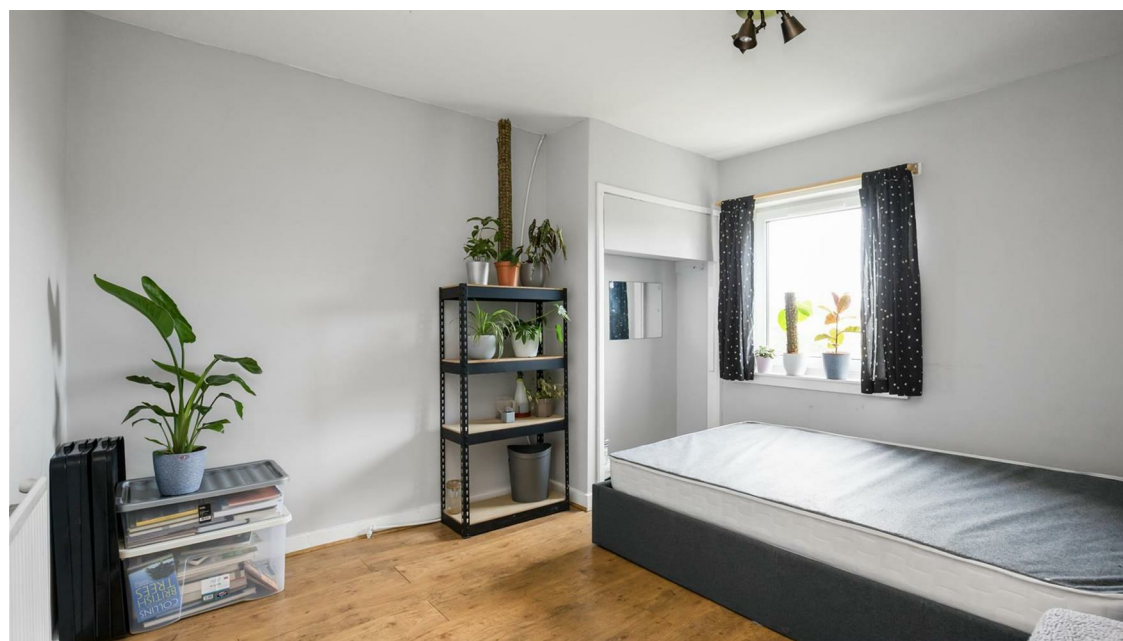








CLOSING DATE SET FOR WEDNESDAY 13TH SEPTEMBER 2023 @ 12 NOON - Excellent opportunity to acquire this end terraced villa in elevated position within popular commuter town of Inverkeithing offering excellent family accommodation. The property is offered in move in condition and comprises of entrance hallway, lounge, dining kitchen and bathroom on the ground floor. On the upper level there are three bedrooms and access to attic. The property has a driveway to the front and well maintained garden to the rear. The property further benefits from gas central heating and is double glazed. Essential viewing.







### 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

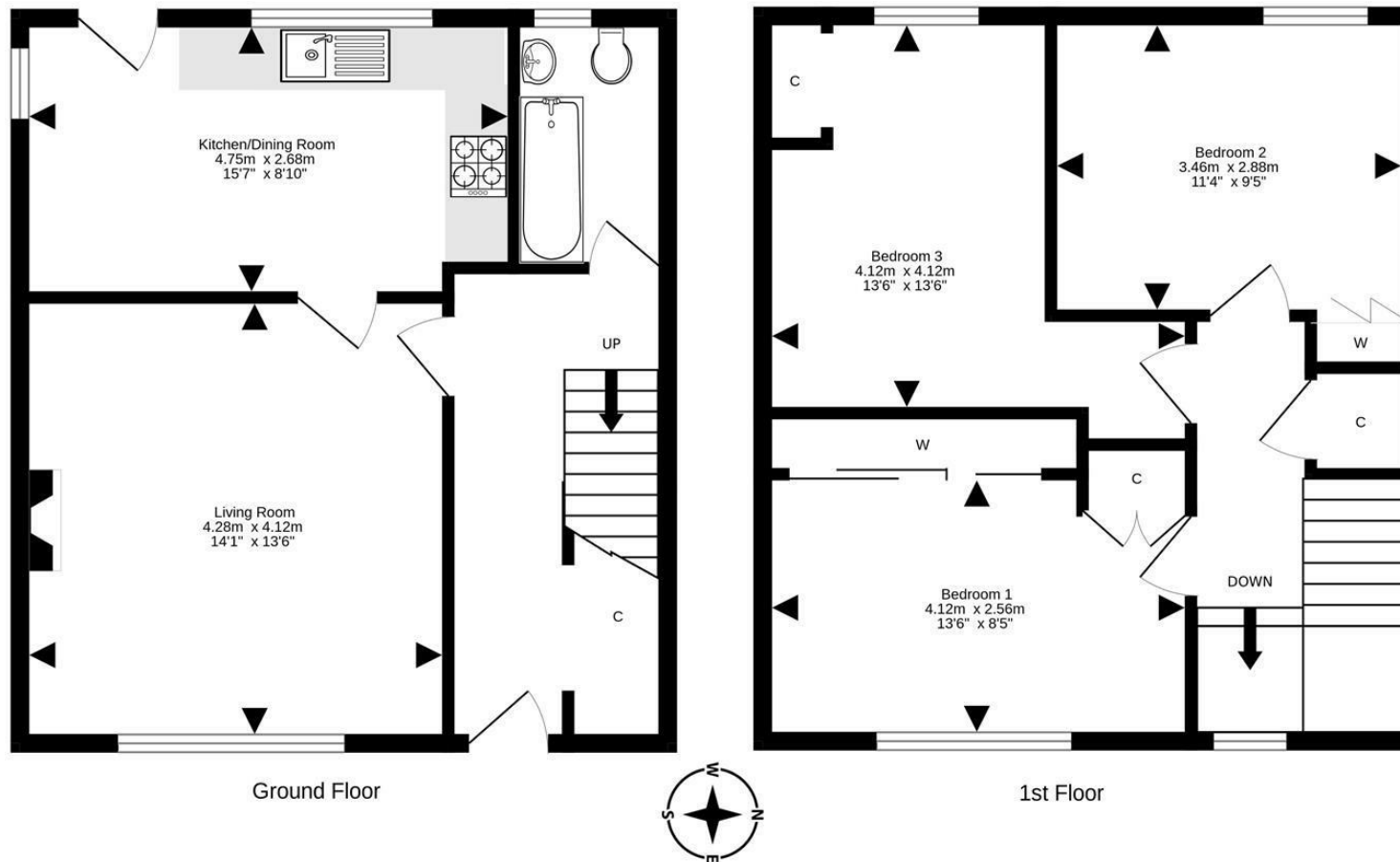
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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 to the interlinked system installed in this property.









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.