



Morgans

PROPERTY

37 Concorde Way, Inverkeithing, KY11 1PT

Offers In The Region £125,000







CLOSING DATE SET FOR FRIDAY 10TH NOVEMBER 2023 @ 12 NOON - Excellent property for first time buyers and couples, or indeed a buy to let investor as would give a good annual yield. The property has been refurbished throughout and is offered in move in condition. Early entry is available. The accommodation briefly comprises entrance hall, storage, lounge/diner with french doors to garden, newly fitted kitchen with appliances and on the upper level there are two double bedrooms and bathroom with overhead shower. Access to attic. The gardens are private to the front and rear providing a child and pet safe environment. There is gas central heating and double glazing throughout. EPC RATING C





LOCATION / DIRECTIONS

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.

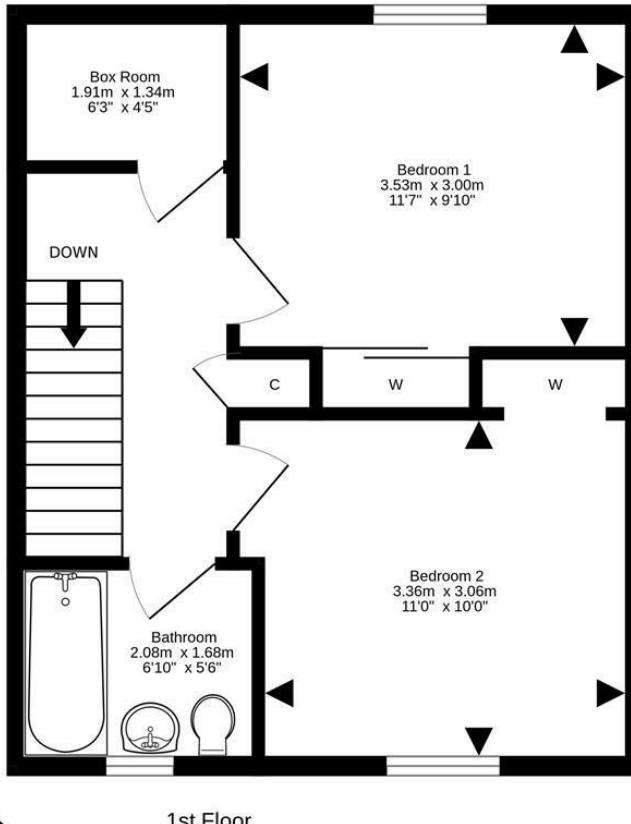
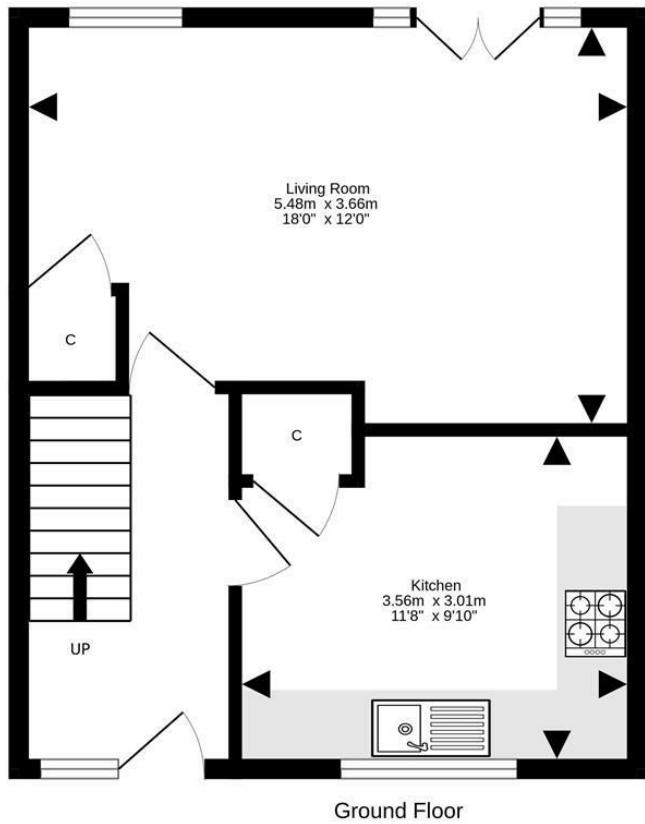
EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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.