



66

66 Hope Street
Inverkeithing
KY11 1LL

maloco + associates are pleased to present to the market this rarely available spacious three bedroom apartment formed over two levels situated within a popular residential location ideal for the commuter travelling to north and south of the Forth Road Bridge.

The property is presented to the market in excellent decorative order and features a good sized reception hall with stairs leading to the lower ground. The lounge is pleasantly located to the front of the property with a front facing window and there is a good sized breakfasting kitchen featuring a full range of modern high gloss finish floor and wall mounted units complete with work surfaces and splash back tiling. The stainless steel oven, hob and extractor hood is to be included within the sale price as is the free standing dishwasher.

FIXED PRICE: £95,000

maloco +
associates

a winning team

solicitors + estate agents





Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation.

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

GENERAL DESCRIPTION CONTINUED

Also to this level is the dining room which could equally be used as bedroom number three and a separate shower room.

To the lower ground level there are a further two bedrooms including the master bedroom and a basement room which can be ideally used as an office or study. The property further benefits from double glazing and electric heating and there are shared garden grounds.

In summary this is an excellent opportunity to acquire a spacious apartment and early viewings are recommended.

LOCATION

Hope Street is situated within Inverkeithing which is a short commute to the Forth bridges by road or rail. The Park-and-Ride facility is within walking distance. Within Inverkeithing itself there is a good selection of shopping for every day requirements.

TRAVEL DIRECTIONS

Travelling from the Forth Road Bridge in a northerly direction take the turn off for Inverkeithing and Dalgety Bay. On entering Inverkeithing follow the roundabout continue towards Inverkeithing where number 66 is indicated by our For Sale Board.

ACCOMMODATION

LOUNGE	13'9" X 9'9"
BEDROOM THREE/DINING ROOM	8'7" X 8'2"
KITCHEN	10'8" X 9'3"
SHOWER ROOM	8'3" X 5'2"
BEDROOM ONE	13'4" X 8'5"
BEDROOM TWO	10'4" X 9'1"
BASEMENT AREA	13'5" X 9'10"

GARDENS AND GROUNDS

DOUBLE GLAZING

CENTRAL HEATING

EXTRAS TO BE INCLUDED IN THE SALE PRICE

All fitted carpets and floor coverings, light fittings, blinds, oven, hob, extractor hood and dishwasher.

VENDORS

Miss Ross

VIEWING

Strictly by appointment through maloco + associates, Telephone 01383 629720.

OPENING HOURS

Monday - Friday 9.00am - 5.00pm Saturday 9.30am - 12.30pm

OFFERS

Offers should be submitted in writing to:-

**maloco + associates
Solicitors & Estate Agents**

6/8 Bonnar Street
DUNFERMLINE
KY12 7JR

Telephone (01383) 629720
FAX (01383) 621333
LP 32, Dunfermline

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