



**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

**29 Merchants Way, Inverkeithing, KY11 1PE**  
**Offers Over £134,950**



Bright and well proportioned second floor flat within a modern development conveniently located for railway station. Mutual entrance stair, Hall, Lounge, Kitchen (Juliette Balcony), 2 Double Bedrooms (Master en-suite shower room - brand new), Bathroom. Double glazing. Electric heating. Ample residents and visitor parking. Communal garden areas. Secured entryphone system. Modern decor. Excellent starter home. Buy to let opportunity. EPC - C. Council Tax - C. Freehold.

## LOCATION

Merchants Way, Inverkeithing enjoys an extremely convenient location within the popular town of Inverkeithing, which lies just north of the Queensferry Crossing and is well placed for those commuting to Edinburgh, Glasgow and Fife with easy access to the M90, a frequent rail service and the Ferry Toll Park & Ride. There are a good variety of day-to-day amenities on the nearby high street with further options available in neighbouring South Queensferry with its historic high street and variety of cafes, restaurants and popular bars. The City of Dunfermline is approximately five miles away and houses a wider range of amenities, including cinemas, gyms, beautiful green spaces and its famous Abbey. Schooling from primary to secondary level is available within a few minutes' walk from this property.

## PROPERTY - SECOND FLOOR FLAT

- Move-in condition
- Neutral decor
- Two bedrooms with Built-in wardrobes
- En-suite Shower room
- Open-plan Lounge/kitchen
- Modern well-equipped kitchen
- Ample residents & visitor parking
- Communal gardens
- Sociable entertaining space
- Secured entryphone system

## ACCOMMODATION

### Mutual entrance Stair

This is a very well kept mutual entrance stair which gives access to all flats in the block. Secured entryphone system.

### Hall

With doors to the lounge, 2 bedrooms and bathroom. Storage cupboard.

### Lounge 5.20 m x 4.70 m / 17'1" x 15'5"

This is a bright spacious lounge which open plan with the kitchen area. Front.

### Kitchen 3.20 m x 3.00 m / 10'6" x 9'10"

The kitchen is also of good proportions. Fitted with modern floor and wall units. French doors to Juliette balcony. Rear.

### Master Bedroom 3.20 m x 3.10 m / 10'6" x 10'2"

This is a good sized double bedroom which enjoys the benefit of a built in wardrobe with mirrored sliding doors. The mirrored door also cleverly conceals the entrance to the en-suite shower room. Front.

### Ensuite 3.10 m x 1.30 m / 10'2" x 4'3"

This stylish en-suite shower room is brand new, (installed in April 2025).

### Bedroom 2 3.00 m x 2.60 m / 9'10" x 8'6"

The second double bedroom is also of good proportions. Rear.

### Bathroom 3.00 m x 2.10 m / 9'10" x 6'11"

Fitted with a white suite. Rear.

## Gardens

The property is well positioned within a communal landscaped courtyard with areas of manicured lawn and decorative trees and shrubs. Residential parking is available throughout the courtyard.

## Factoring

\*The development is factored and maintained by Hacking & Paterson to which a monthly fee of approx £90 is payable. This includes buildings insurance. \*Accuracy cannot be guaranteed as we may not have seen a copy of the contract. Should you proceed with the purchase of this property, full details must be verified by your solicitor.\*

## PARKING

There is ample residents and visitors parking.

## HEATING

Electric heating.

## GLAZING

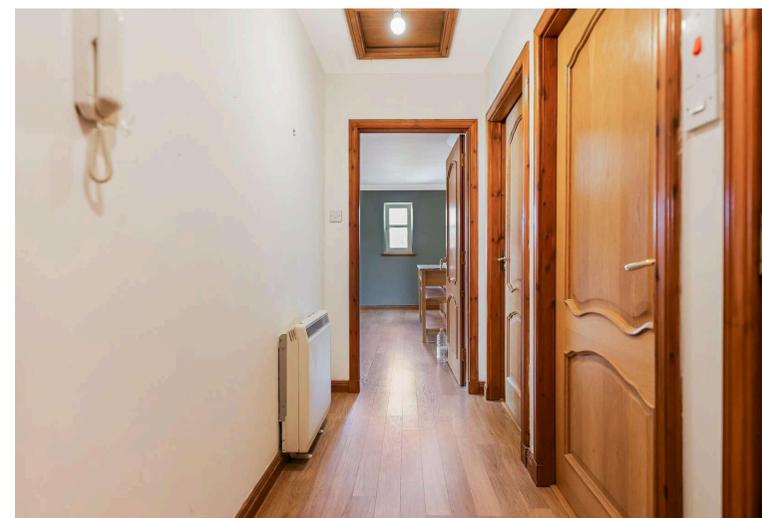
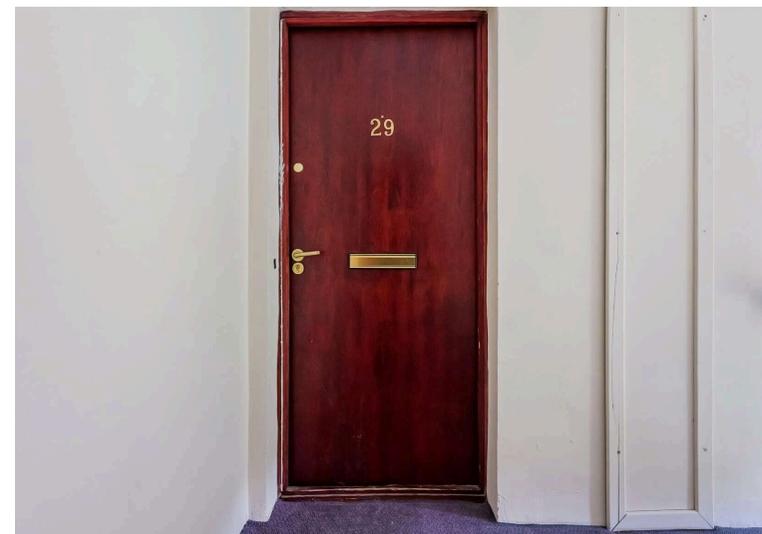
Double glazing.

## EXTRAS

All the fitted carpets and blinds are included in the sale price.

## HOME REPORT

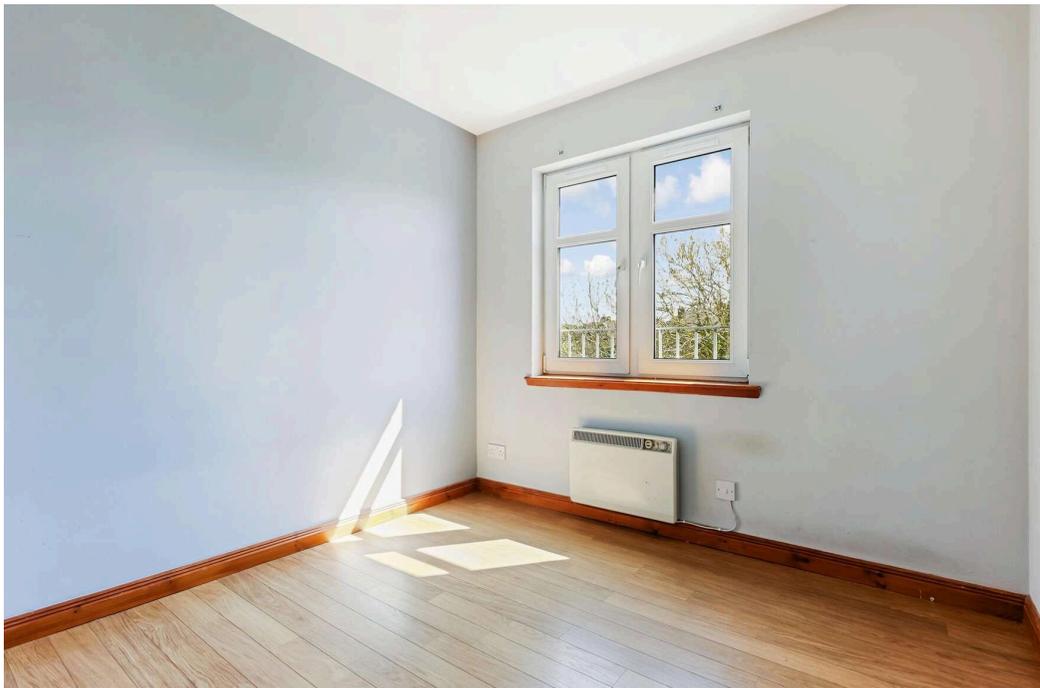
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

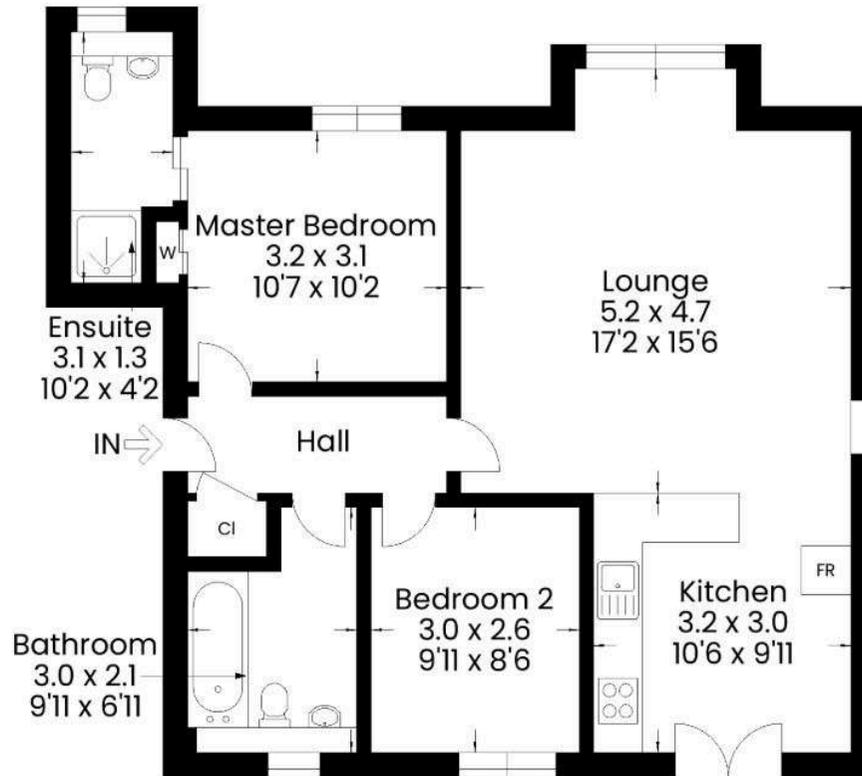
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: [lsmith@ross.connel.co.uk](mailto:lsmith@ross.connel.co.uk)



**vistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

VistaBee 2025

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