



Stevenson Marshall
Property & Law

9 Heriot Street
Inverkeithing, KY11 1ND

Offers over £100,000

9 Heriot Street, Inverkeithing

A bright and spacious main door upper flat situation within quiet conservation area, near Inverkeithing High Street and Railway Station.

There is a flexible internal layout which includes a spacious reception hallway, impressive lounge (with original bay window), dining/family room with open plan kitchen, two double bedrooms and bathroom.

Gas central heating is installed with partial double glazing, excellent storage, period features throughout, which include sash & case windows, deep skirting, ceiling coving and superb views.

Room sizes and accommodation

Entrance hallway

Lounge:- 5.48m x 4.24m (17'11 x 13'11)

Dining area :-5.35m x 4.12m (17'7 x 13'6)

Kitchen 2.75m x 1.43m (9'0 x 4'8)

Bedroom 1:- 3.98m x 3.75m (13'1 x 12'4)

Bedroom 2:- 3.59m x 3.59m (11'10 x 11'9)

Bathroom:- 3.21m x 1.44m (10'6 x 4'9)

The property benefits from a private cellar and drying area to rear, which is mainly laid to lawn with pleasant outlooks.

Heriot Street forms part of a historic residential area off the High Street and within easy walking distance of mainline railway station, town centre and regular bus service (including regular service to Edinburgh). There is quick access to the M90 motorway (Edinburgh, Perth and Forth Road Bridges) and the local Ferrytoll Park and Ride is close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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