







Key Features

 3 Bedroom

 1 Public

 2 Bathroom

A beautifully presented and generously proportioned three-bedroom apartment, offering flexible accommodation ideal for a range of buyers. Merchants Way is set within a popular residential development in Inverkeithing, well placed for a wide range of local amenities including shops, supermarkets, schooling and leisure facilities. Inverkeithing benefits from excellent transport links, with a mainline railway station offering regular services to Edinburgh and beyond, as well as easy access to the M90 road network, making this an ideal location for commuters.

The property is accessed via a welcoming entrance hall which provides excellent storage and gives access to all main rooms. To one side, a particularly spacious living room that offers ample space for both relaxing and entertaining. The living area flows through to a separate dining space, which sits conveniently adjacent to the kitchen, creating a practical layout for everyday living and dining. The kitchen is well positioned and provides a functional space with plenty of room for base and wall-mounted units. The sleeping accommodation comprises three well-proportioned bedrooms. The impressive master bedroom benefits from its own en-suite shower room, providing added convenience and privacy. Bedroom two is a good-sized double, while bedroom three offers versatility, making it ideal as a guest room, home office or additional bedroom. Completing the accommodation is a centrally located family bathroom.

Early viewing is highly recommended to fully appreciate the space and flexibility on offer.

EPC Rating – C

Council Tax – D

Factoring - £70 - £80 a month





Location

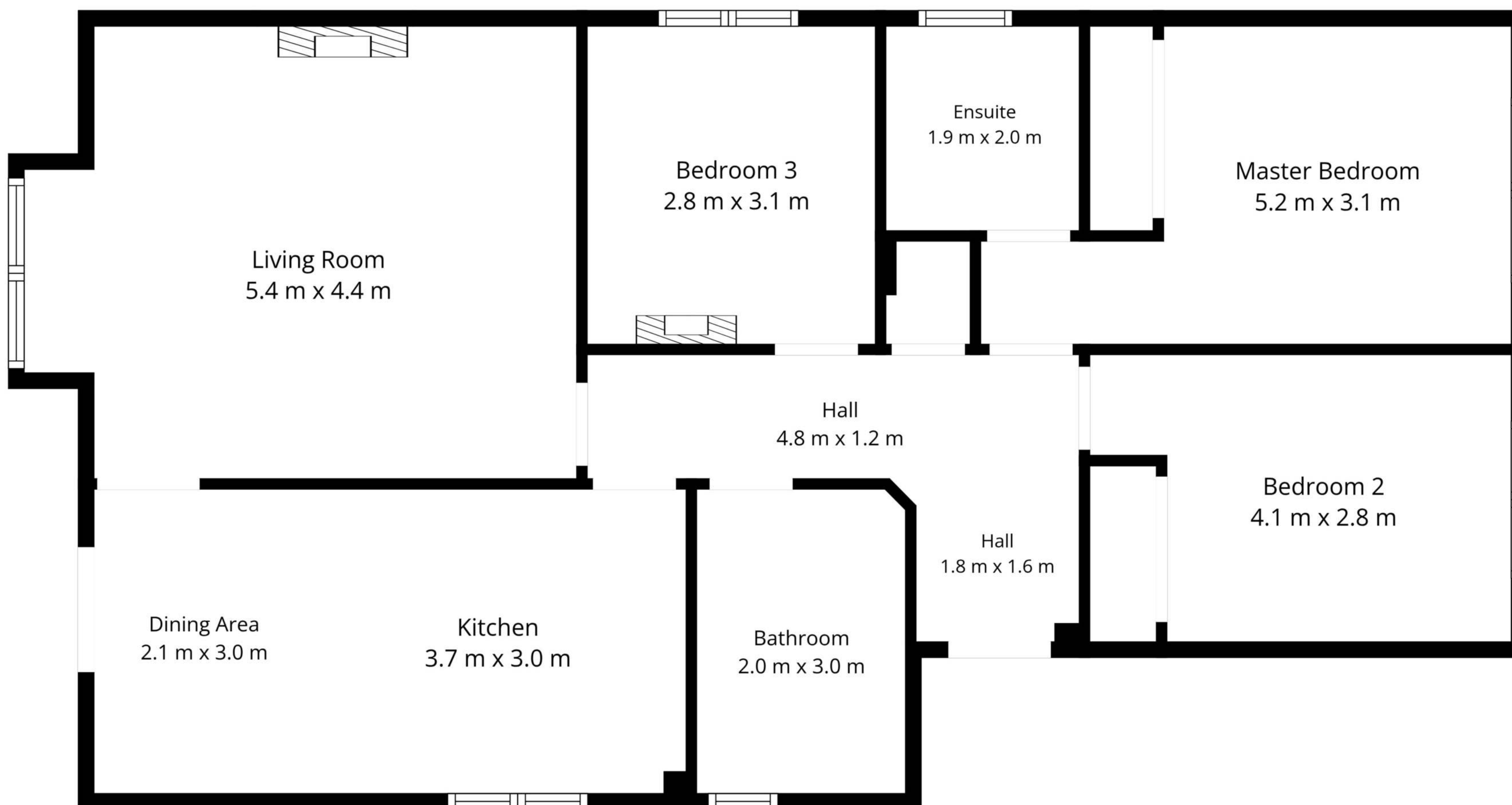
Nestled on the scenic northern shore of the Firth of Forth, Inverkeithing offers a perfect balance of charming village life with excellent commuter access. This thriving town in Fife is ideally positioned for those seeking a peaceful residential setting, while still benefitting from outstanding transport links to Edinburgh and beyond. The flat itself is conveniently located just a 5-minute walk from Inverkeithing railway station, making daily commuting exceptionally straightforward.

Inverkeithing is well-served by local amenities, including shops, schools, and health services, providing a welcoming environment for families and professionals alike. The town boasts a rich history, with landmarks such as the stunning 14th century Hospitium of the Grey Friars, the Parish Church of St Peter, and the nearby Forth Bridges adding to its character and appeal. Residents can also take advantage of easy access to the Fife Coastal Path, perfect for walking, cycling, and enjoying the natural beauty of the surrounding coastline.

One of the standout features of Inverkeithing is its proximity to key transport hubs. The railway station offers direct services to Edinburgh in just 20 minutes, while easy access to the M90 motorway allows for convenient travel to other major cities across Scotland.

Whether you're looking for a traditional home in the heart of the town or a more modern property with views across the Firth of Forth, Inverkeithing has something to suit a variety of lifestyles. Its combination of natural beauty, history, and exceptional connectivity makes it one of Fife's most desirable places to live.





TOTAL: 97 m2
THIRD FLOOR: 97 m2
EXCLUDED AREAS: WALLS: 6 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

Enquiries

 01383 629720

 info@maloco.co.uk

 maloco.co.uk

