

8 Spencerfield Steadings

HILLEND, INVERKEITHING, KY11 9LA



Exceptional family living with breathtaking countryside and Queensferry Bridge views



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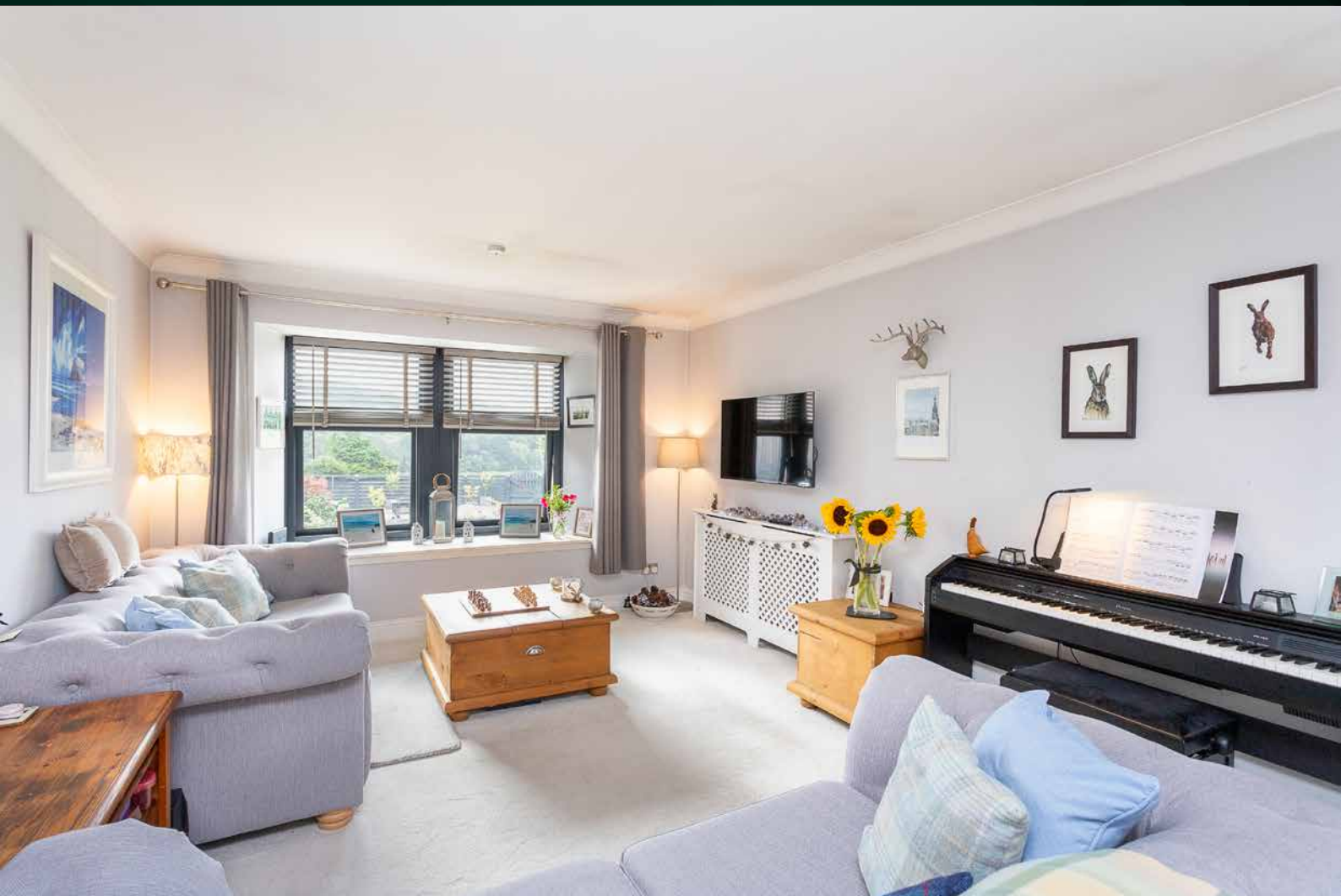


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A beautifully proportioned three-bedroom family home, thoughtfully arranged over two levels and offering an exceptional balance of stylish everyday living, entertaining space and practical family accommodation, complemented by beautiful rear gardens and far-reaching countryside views towards the iconic Queensferry Bridges.

THE LOUNGE



From the moment you step inside, the welcoming entrance hall sets the tone, with a staircase rising to the first floor and access to the principal living accommodation. The generously proportioned lounge is an elegant and inviting reception space, enjoying excellent natural light and providing the perfect setting in which to relax, unwind and entertain. Its generous dimensions allow for a variety of furniture configurations while retaining a comfortable and sophisticated feel.

THE KITCHEN/DINER & UTILITY



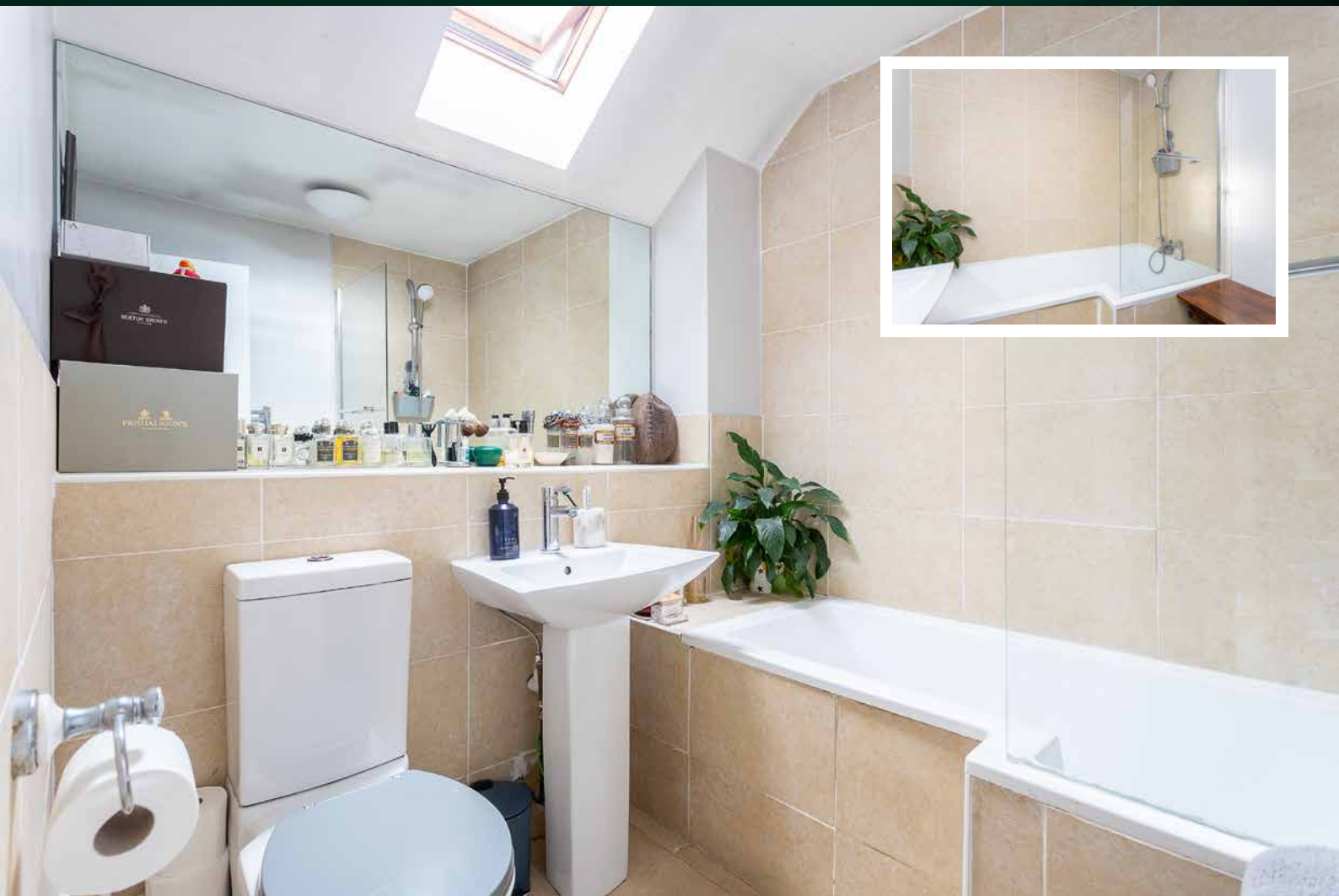
The true heart of the home is the impressive open-plan kitchen and dining room. Designed with modern family living and entertaining in mind, this superb space combines a well-appointed kitchen with a generous dining area, creating a wonderful social hub. The kitchen provides an excellent range of fitted storage and preparation space, while the dining area comfortably accommodates a large family table. Windows overlooking the gardens ensure the room is filled with natural light and provide a pleasant outlook. A separate utility room is conveniently positioned off the kitchen, providing valuable additional workspace and storage while keeping the practical aspects of family life discreetly separate.





Ascending to the first floor, there are three well-proportioned bedrooms. The principal bedroom is a particularly generous retreat, offering excellent floor space and the added luxury of a private en-suite shower room. Bedrooms two and three are both versatile and well-sized, ideal for family members, guests or those requiring dedicated home-working space. A well-appointed family bathroom completes the upper accommodation.

THE BATHROOM



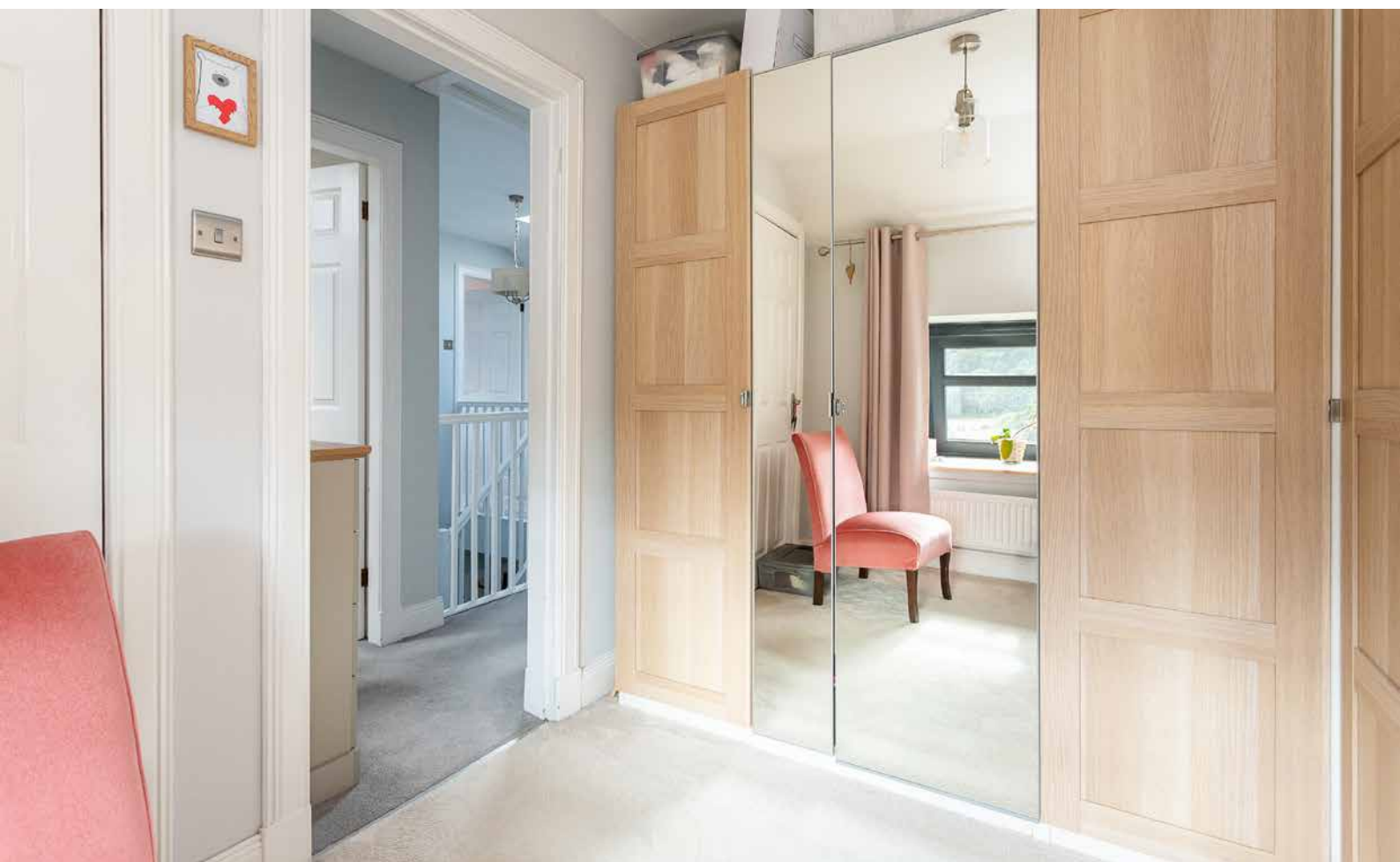
BEDROOM 1



offering excellent floor space and the added luxury of a private en-suite shower room



BEDROOM 2



BEDROOM 3



The property is further enhanced by its beautifully maintained rear gardens, providing a wonderful private setting in which to relax and enjoy outdoor living. The gardens offer a delightful combination of lawn and planted areas, creating an attractive and tranquil backdrop to the home. A lock-up garage provides secure parking and excellent additional storage.

One of the property's most notable features is the far-reaching outlook from the rear, extending across the surrounding countryside and towards the spectacular Forth Bridges at Queensferry. This exceptional outlook creates a wonderful sense of space and offers an ever-changing panorama throughout the day, a particularly impressive feature rarely found in modern family homes.

EXTERNALS & VIEWS



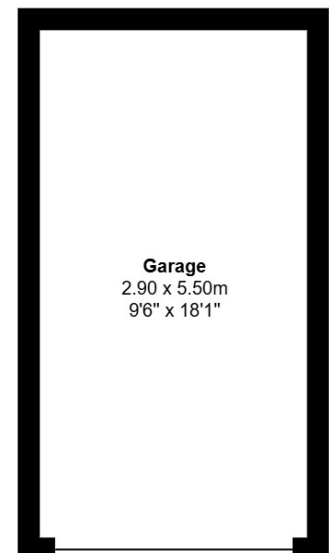
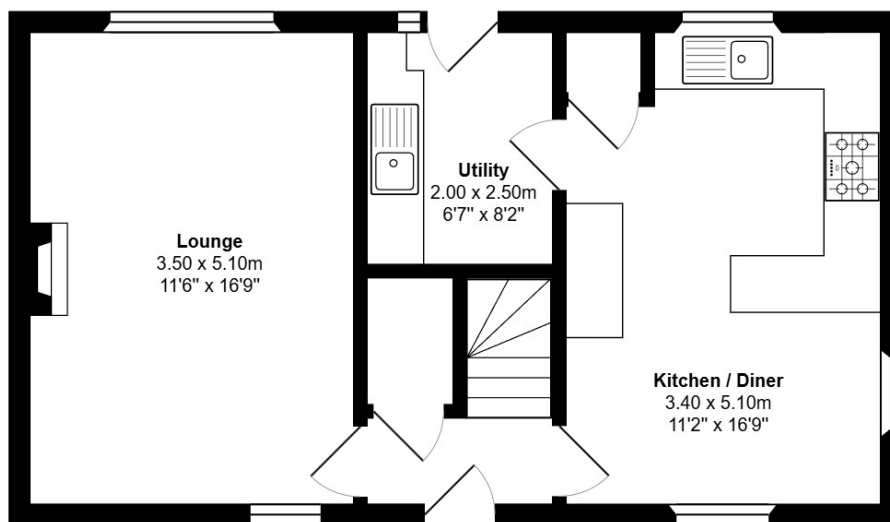
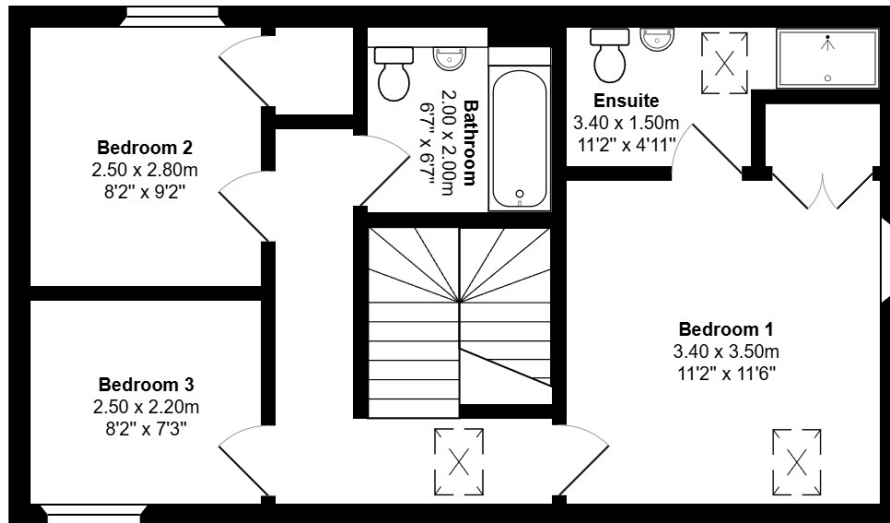


This outstanding home combines generous proportions, a thoughtfully designed layout and exceptional outdoor space with a truly enviable outlook. The superb open-plan kitchen/diner, spacious lounge, principal bedroom with en-suite, beautiful rear gardens and stunning countryside and Queensferry Bridge views combine to create a home of genuine distinction.

A property of this calibre and setting is sure to attract considerable interest, and early viewing is highly recommended to fully appreciate the accommodation, gardens and spectacular outlook on offer.

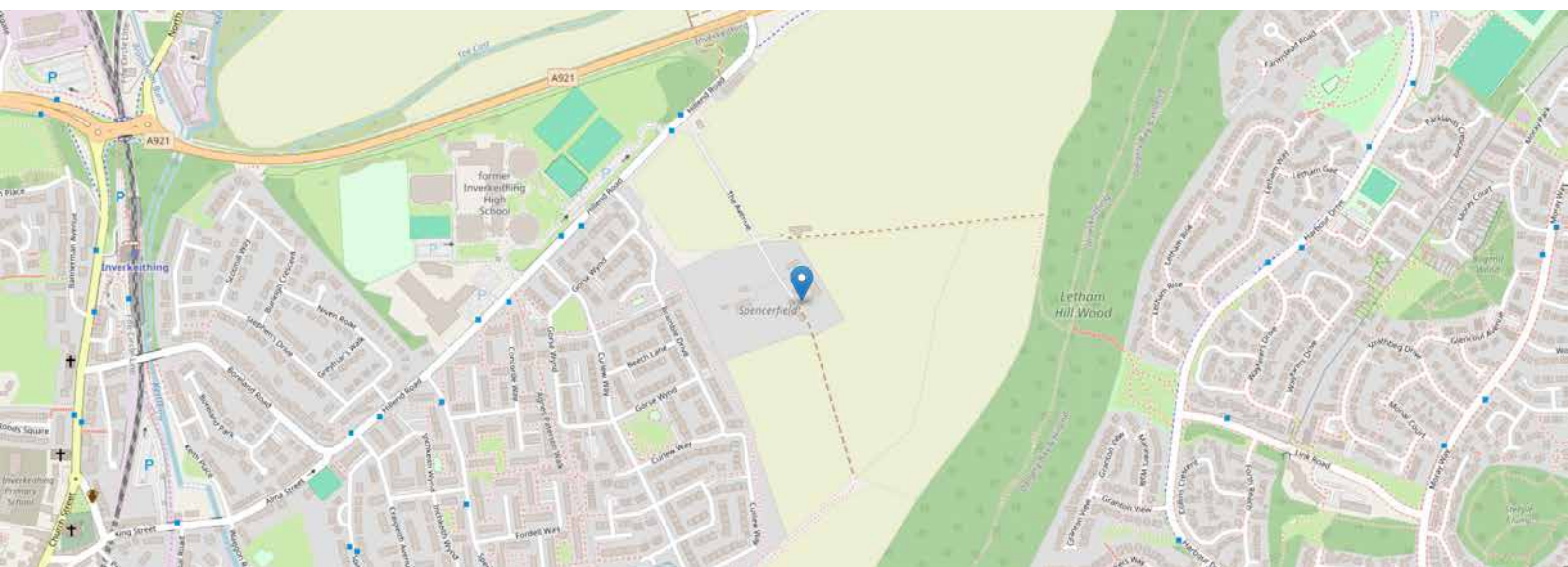


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | EPC Rating: D



THE LOCATION

Inverkeithing is a historic and well-established town in Fife, ideally positioned on the northern shore of the Firth of Forth and offering an excellent combination of convenient town living, strong transport links and easy access to the beautiful surrounding countryside. The town has a good range of everyday amenities, including local shops, supermarkets, cafés, restaurants and community facilities, while the nearby Fife towns of Dunfermline and Dalgety Bay provide an even wider selection of shopping, leisure and recreational opportunities.

Inverkeithing is particularly attractive to commuters, with excellent transport connections to Edinburgh and surrounding areas. Inverkeithing railway station provides regular services across Fife and into Edinburgh, while the nearby M90 offers straightforward access to the wider Scottish motorway network. The town is also ideally placed for the Forth Road Bridge and Queensferry Crossing, making travel between Fife and Edinburgh particularly convenient.

Families are well catered for, with local primary schooling within the town and a selection of secondary schools available in the surrounding area. There are also numerous parks, recreational facilities and outdoor spaces nearby, providing plenty of opportunities for walking, cycling and family activities. The surrounding area offers an appealing mix of countryside and coastline, with the Firth of Forth and its scenic coastal communities within easy reach. The nearby villages and towns provide a variety of beaches, walking routes and outdoor pursuits, while Edinburgh itself is readily accessible for those looking to enjoy the capital's extensive cultural, shopping and leisure facilities.

With its historic character, excellent connectivity and convenient location, Inverkeithing is an increasingly popular choice for first-time buyers, families, professionals and investors looking for an accessible base within easy reach of both Fife and Edinburgh.




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