



12 Manse Road, Inverkeithing, KY11 1AY  
Offers Over £109,500

New to the market a mid terrace 2 bedroom property set within the town of Inverkeithing with schools, transport links and local amenities nearby. The property benefits from 2 double bedrooms, double glazing, modern boiler, wet room/ shower room, views over the Forth and a rear garden. The property will require redecorating but would suit first time buyer or buy to let investor,

### Lounge

Large lounge with seep storage cupboard, glazed window and door leading onto the rear garden, gas fire, 2 radiators & carpet.

### Kitchen

Galley style kitchen with wall & floor mounted storage units, worktops, gas cooker & washing machine, stainless steel sink with drainer, breakfast bar, radiator, vinyl flooring

### Shower room

New wet floor shower room with nonslip surface, white basin and WC, water proof wall panels, sky light giving extra light, mains fed shower with rainforest style shower head.

### Bedroom 1

First of 2 double bedrooms with double glazed window to the rear with views over the Forth, small cupboard, radiator & carpet.

### Bedroom 2

Another double bedroom with double glazed window to the front, small cupboard with hanging space, radiator & carpet.

### Garden

Small enclosed rear garden with slabbed patio area, small lawn and enclosed wooden fence with gate to rear path.

### Hall

Leading through half glazed front door into the hallway with stairs leading to the bedrooms and bathroom, large storage room which houses the Ideal boiler and consumer

unit. Upstairs we have 2 storage cupboards one used for linen and the other a deep storage cupboard, radiators and carpeted hall and stairs.

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