

# Bank House

HIGH STREET, INVERKEITHING, KY11 1NL



*Wonderful and unique 5 bedroom home, well positioned in the heart of the Royal Burgh of Inverkeithing. A conveniently located town on the north of the Firth of Forth with fantastic commuter links by road and rail to the City of Edinburgh and Edinburgh Airport*



01383 660 570



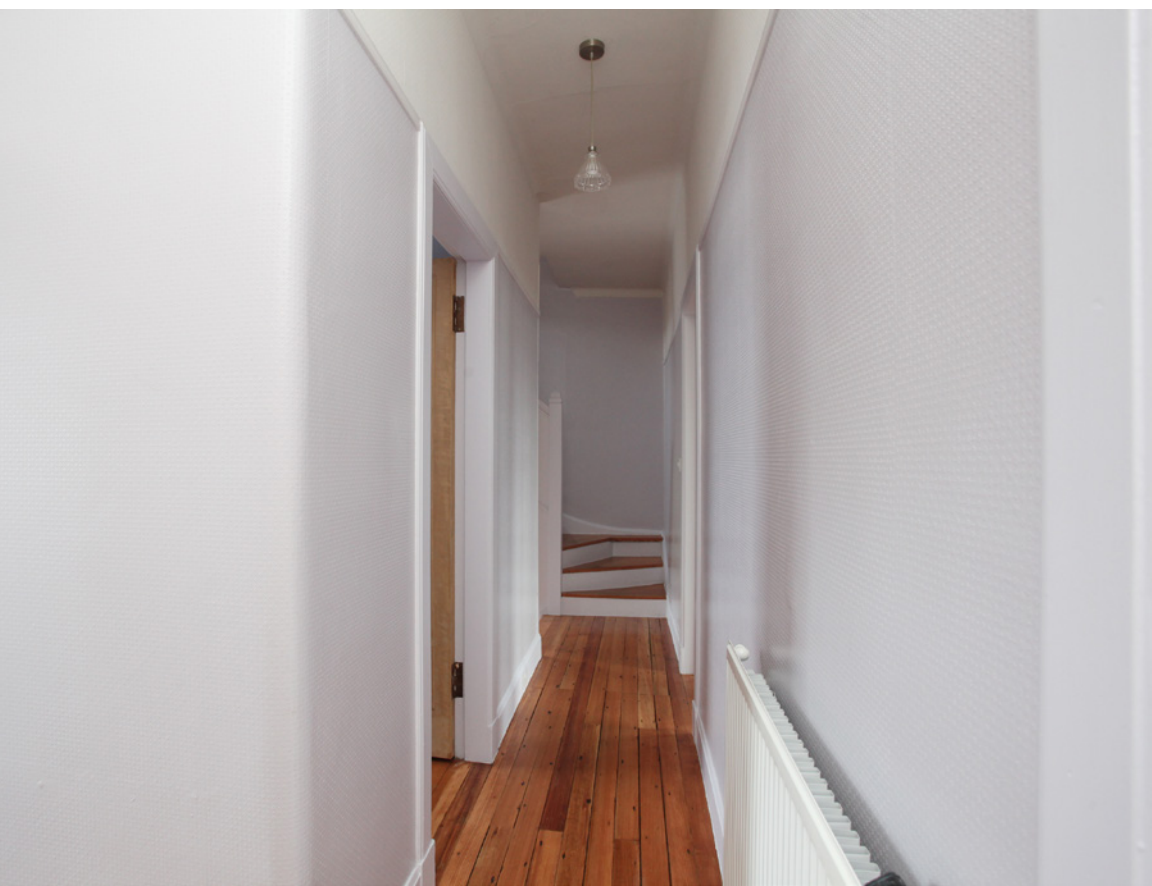
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# ENTRANCE & HALLWAY



The ground floor entrance hallway features a glass panelled porch door, welcoming hallway and a large walk-in understair storage cupboard, by the rear exit. From the ground floor the stairs lead on up to the first floor hallway giving access to the lounge, kitchen and the rear facing two double bedrooms and wonderful three-piece family shower room facing out to the rear garden grounds.

McEwan Fraser is delighted to present this bespoke townhouse within the ever popular historical Fife coastal town of Inverkeithing. With stunning views of the Forth, Bank House is a beautifully presented townhouse in truly walk-in condition. This delightful spacious three storey home with natural decor throughout is an ideal opportunity for a couple or growing family to enjoy all the features this property offers.

# THE LOUNGE



The accommodation briefly comprises, a vestibule, a welcoming entrance hallway with stairs leading to first floor providing access to the lounge, dining kitchen, 2 double bedrooms and a wonderful family shower room. The 2nd floor offers the master bedroom and 2 further double bedrooms with family bathroom.

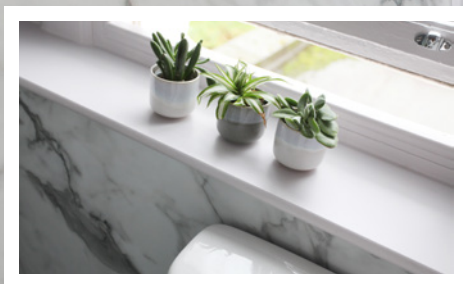
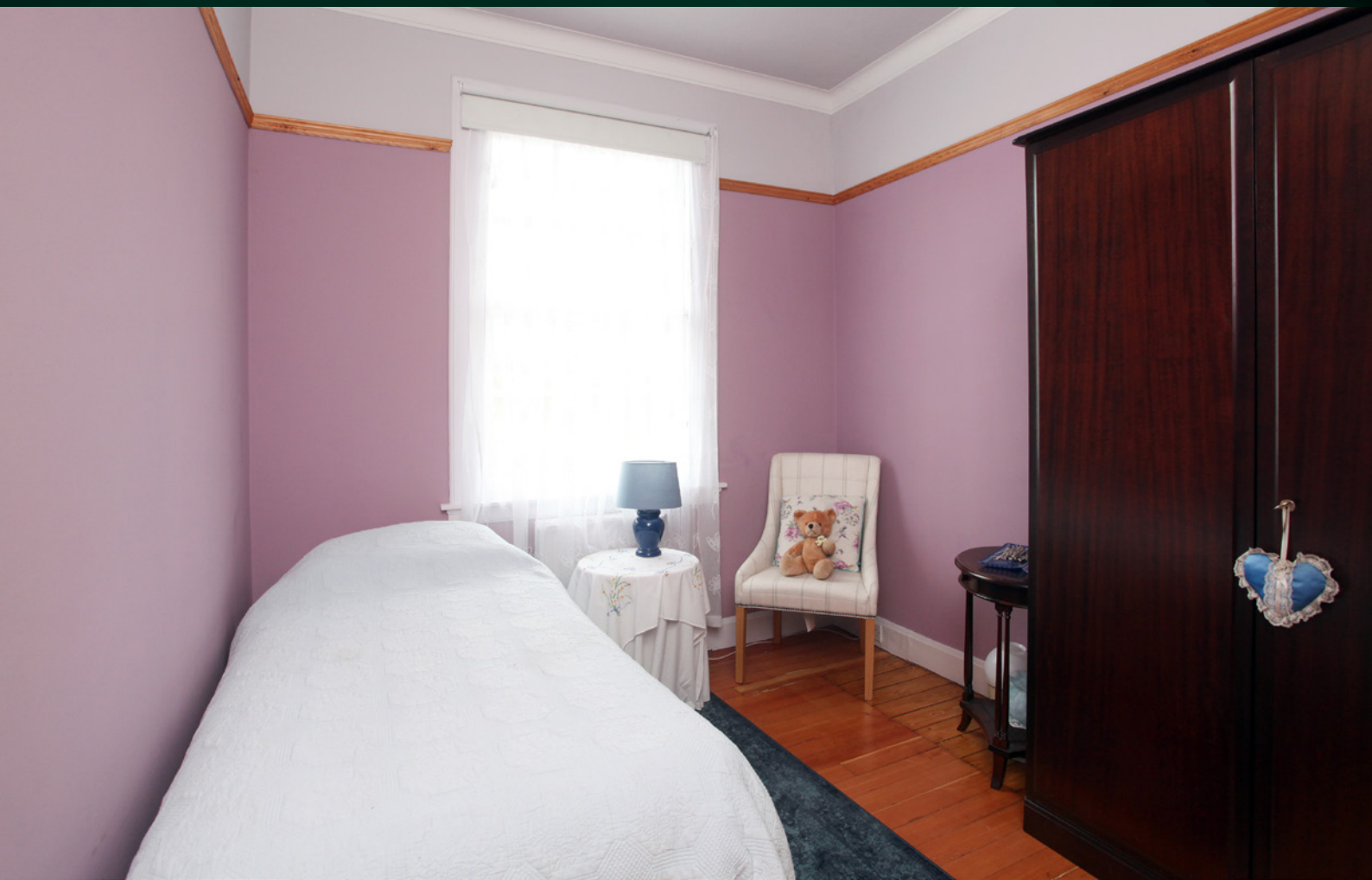
# THE KITCHEN



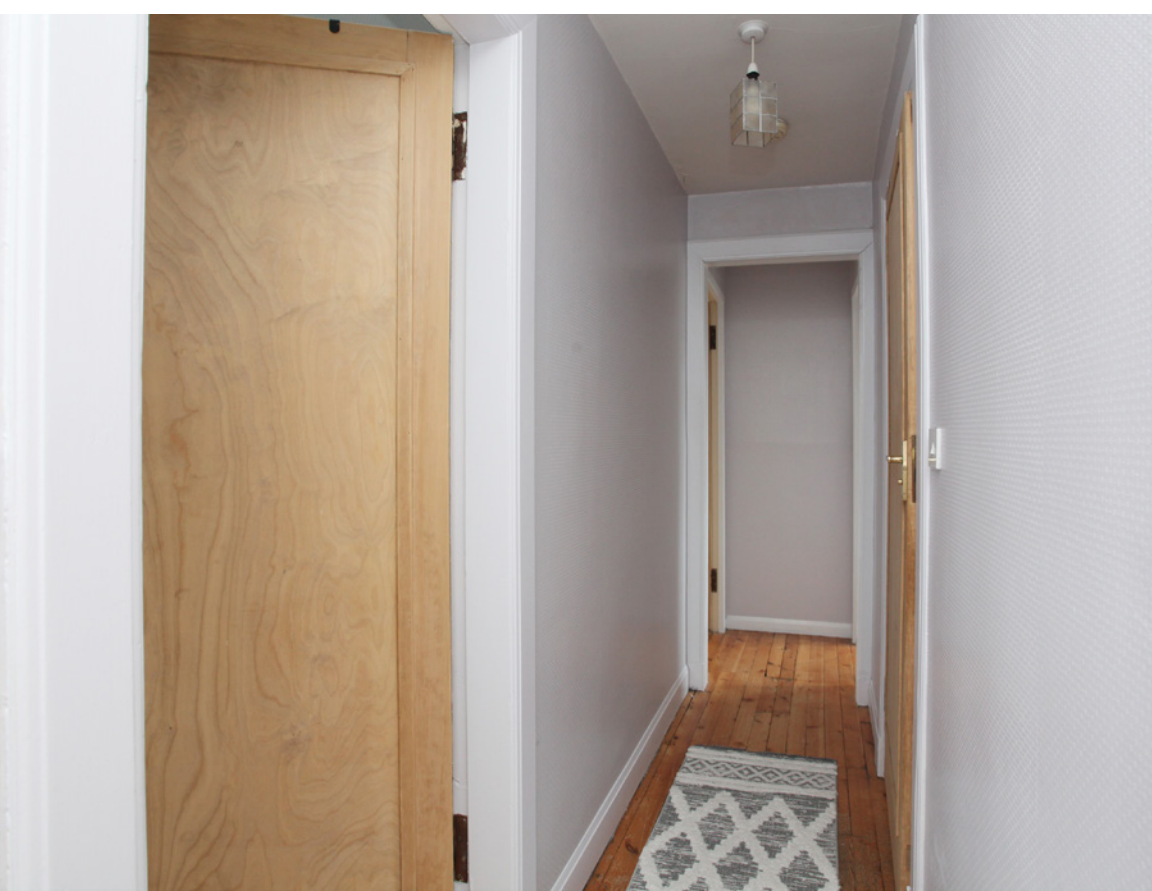
The modern kitchen benefits from a good range of oak base and wall-mounted units with integrated appliances. The kitchen also features two traditional Edinburgh Press cupboards and ample space for a dining table and chairs. The kitchen also features a beautiful natural hardwood polished flooring a feature that is also carried throughout the whole of the property.



# BEDROOM 4 & THE SHOWER ROOM



# 2ND FLOOR STAIRS & TOP FLOOR LANDING



The 2nd floor staircase leads to the top floor hallway giving access to three further double bedrooms and family bathroom. All bedrooms featuring coombed ceilings and double sash & case dormar windows. In addition, the master bedroom also has a large walk-in storage cupboard/wardrobe. The stylish 3 piece bathroom suite has lovely views across the rear garden grounds.

# BEDROOM 1



# BEDROOM 2





# BEDROOM 3



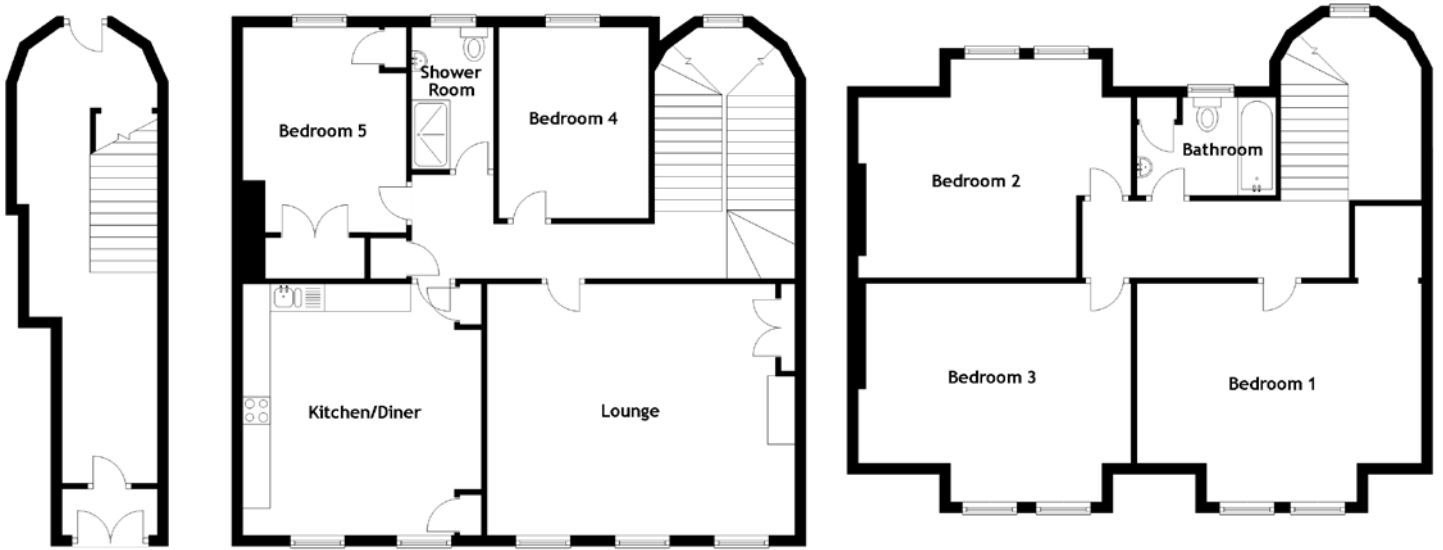
# THE BATHROOM



In addition, the property has gas central heating, double-glazing, a single garage with ample parking and large walled private garden grounds, positioned to the rear of the property with access to/from the garage.

Viewing is highly recommended to appreciate the accommodation on offer.

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

## First Floor

Lounge	5.65m (18'6") x 4.60m (15'1")
Kitchen/Diner	4.60m (15'1") x 4.20m (13'9")
Shower Room	2.60m (8'6") x 1.50m (4'11")
Bedroom 5	4.60m (15'1") x 3.00m (9'10")
Bedroom 4	3.50m (11'6") x 2.75m (9')

## Top Floor

Bedroom 1	5.22m (17'2") x 3.30m (10'10")
Bedroom 2	5.00m (16'5") x 3.30m (10'10")
Bedroom 3	5.00m (16'5") x 3.30m (10'10")
Bathroom	2.55m (8'4") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 152m<sup>2</sup>

EPC Rating: D



# THE LOCATION

Inverkeithing is a fabulous commuter link for those travelling by road or rail to north and south of the Forth. Dunfermline is on the doorstep and Edinburgh City Centre is just 20 minutes over the bridges. Both can be easily accessed by Inverkeithing Train Station. Local shopping for everyday requirements can be found within Inverkeithing itself with an ASDA supermarket available in nearby Dalgety Bay.





The Ferrytoll park and ride provides easy parking at a very reasonable cost and access to Edinburgh including Edinburgh Airport. Further shopping can be found in Dunfermline including The Kingsgate Shopping Centre and the high street. Schooling of good repute for both primary and secondary education can be found within Inverkeithing.



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