



**Stevenson Marshall**  
Property & Law

45 Hillfield Crescent  
Inverkeithing, KY11 1AH

Offers over £150,000

## 45 Hillfield Crescent, Inverkeithing

A superb mid terraced villa with spacious accommodation, large garden and open outlooks.

Accommodation comprises: entrance hallway, lounge, breakfasting kitchen, rear vestibule, shower room, upper landing and three double bedrooms (one with original fireplace!).

Gas central heating and double glazed windows are installed and the property benefits from excellent storage throughout.

Lounge 4.96m X 3.71m (16'3 x 12'2)  
Breakfasting kitchen 3.66m x 2.71m (12'0 x 8'11)  
Rear vestibule  
Shower room 2.06m x 1.80m (6'9 x 5'11)  
Upper landing  
Bedroom 1: 4.42m x 3.45m (14'6 x 11'4)  
Bedroom 2: 3.65m x 3.18m (12'0 x 10'5)  
Bedroom 3: 3.86m x 2.53m (12'8 x 8'4)

The mature garden grounds are mainly laid to lawn. There are drying facilities, chipped areas and maximum privacy.

With open outlooks over pleasant green space to rear, 45 Hillfield Crescent is quietly situated within easy walking distance of mainline railway station, town centre and regular bus service (including regular service to Edinburgh). There is excellent access to the M90 Motorway (Edinburgh, Perth and Forth 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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.