



33 Preston Crescent, Inverkeithing, Fife, KY11 1DS

Spacious & Flexible, Four-Bedroom, Semi-Detached Cottage with Gardens, Driveway & Garage

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Property Description

Tastefully presented, exceptionally spacious and flexible, four-bedroom, semi-detached cottage, with gardens, driveway courtyard and a garage. Set on a generous plot, adjacent to parklands, in the popular town of Inverkeithing, Fife. Comprises an entrance porch, living room, dining room, kitchen, garden room, two flexible bedrooms, a study, a utility room, and a shower room. An extended floor plan adds a self-contained granny annex comprising a living room, kitchen, conservatory, bedroom and shower room. Highlights include a quality integrated kitchen, modern bathrooms, retention of characterful period details, and contemporary and hardwood flooring. In addition, there is gas central heating, a multi-fuel stove for the garden room, double glazing, multiple TV points, and good storage provision including a garage with power and lighting. Externally, the property benefits from an exceptional plot incorporating a large lawn, a summer house, planting beds, patios, established shrubbery and trees, and a large self-enclosed front compound.

A welcoming entrance porch opens into the front hall, affording access to the living room, dining room and bedroom two. Set to the front, a spacious living room is finished in light decor and hardwood flooring, and features a fireplace with a tasteful surround. A well-finished dining room features a skylight window, wood flooring, and a stained glass window looking into the inner hall. Set off the inner hall, a stylish kitchen is fitted with modern units and worktops, tiled splash walls, a sink with a drainer and splashback; with appliances including an integrated induction hob with a splashback and extractor hood, an eye-level double oven, a fridge/freezer and a dishwasher. Set off the kitchen, a tastefully finished garden room provides a further lounge area, a multi-fuel stove and access to the rear garden.

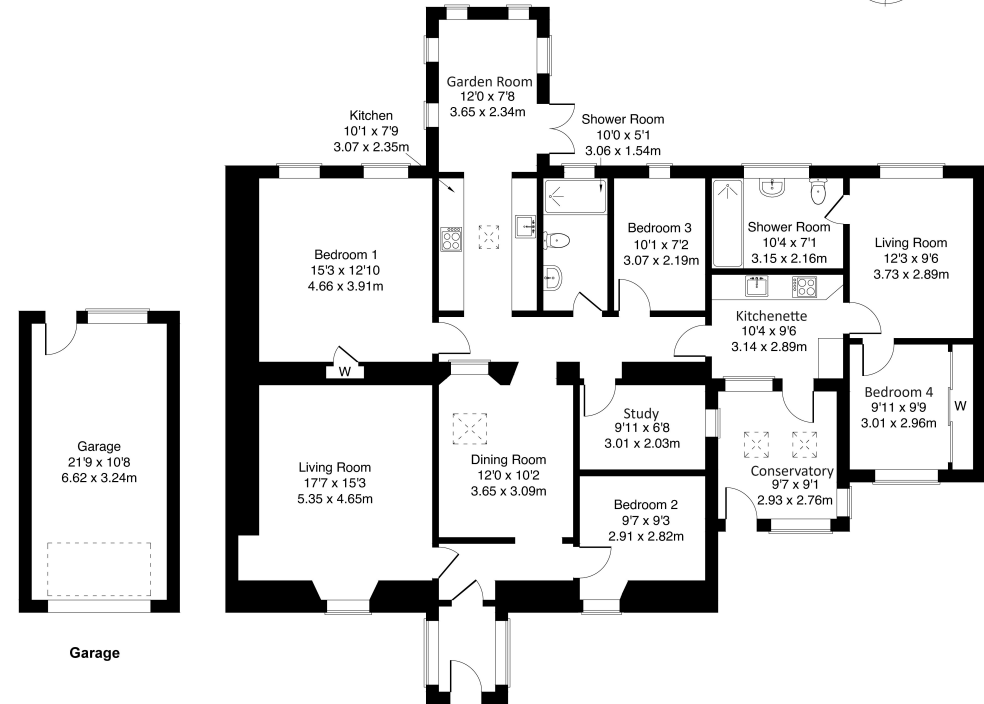
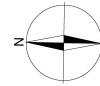
Bedroom one is set to the rear, offering a spacious room for freestanding furnishing, and features carpeted flooring and a built-in wardrobe. Bedrooms two and three are set to opposite aspects, similarly well-sized, with bedroom three currently used as a utility; whilst a flexible study is set internally off the hall. The main shower room is fitted with a modern suite including a large shower cubicle with panelled splash walls, a ladder-style radiator, and tiled splash walls and flooring for the rest.

A self-contained granny annex features a kitchenette with fitted wall and base units, a tiled surround, a sink with a drainer, an integrated electric hob and oven, and space for freestanding appliances. Set off, currently used as an office space, a conservatory could be used as a further public room. A further living room and bedroom are set to opposite aspects; whilst completing the accommodation, another shower room is fitted with a large shower cubicle, tiled splash walls and flooring, and fitted units.



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Approximate Gross Internal Area: (2099 sq ft - 195 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





Area Description

Located on the northern banks of the Forth in Fife, Inverkeithing is a stone-built medieval town centre with a bustling high street, whilst more modern residential developments continue to be added at the peripheries. Conveniently placed for access to the M90, Forth Road Bridge, Ferry Toll Park & Ride, and Inverkeithing Rail Station, the town is ideal for commuters. Good local shopping and amenities can be found on Inverkeithing High Street, whilst a short drive takes you to the town of Dunfermline, which provides a larger selection of high-street shopping, including the Kingsgate Shopping Centre, as well as supermarkets, schools, bars, restaurants, and also further bus and rail links. Inverkeithing Primary School and Inverkeithing High School provide local schooling.















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