



34 The Maltings Keith Place, Inverkeithing

Offers Over £90,000



34 The Maltings Keith Place

Inverkeithing, Inverkeithing

Two Bedroom Flat & Parking Great Location town Inverkeithing Offers lounge/diner, kitchen, two bedrooms, bathroom and parking. Requires full refurbishment, ideal investment or project opportunity.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hall

The entrance hall features laminate flooring, a central ceiling light, and a radiator, offering a bright and functional space. It provides access to all rooms within the property and includes a generously sized storage cupboard, providing practical storage solutions.

Lounge/Diner

17' 0" x 9' 10" (5.18m x 2.99m)

Spacious, well-proportioned lounge offering ample room for both comfortable seating and a dining table with chairs. The room provides convenient access to the hallway and kitchen, creating a natural flow throughout the home. A front-facing window allows plenty of natural light to fill the space, while laminate flooring adds a practical finish. The room would benefit from updated décor, offering excellent potential for buyers to personalise and enhance the space to their own taste.

kitchen

8' 8" x 9' 7" (2.64m x 2.91m)

The kitchen features a front-facing window allowing for natural light, a ceiling fitted with spotlights, and a stainless steel sink with drainer and mixer tap. There is space for a cooker, fridge freezer, and washing machine, providing practical functionality. However, the kitchen is in need of refurbishment, offering excellent potential to modernise and create a more contemporary and stylish space.

Bathroom

7' 10" x 4' 10" (2.40m x 1.48m)

A good-sized bathroom fitted with a central ceiling light, bath, wash hand basin, and WC. The space offers a practical layout but is in need of refurbishment and would benefit from improvement works throughout, presenting a great opportunity to update and modernise to suit individual taste.





Bedroom One

9' 11" x 8' 8" (3.02m x 2.64m)

A good-sized double bedroom featuring a rear-facing window that provides natural light, along with built-in wardrobes offering useful storage. The room also includes a central ceiling light and radiator. While well-proportioned, the bedroom would benefit from updating and decorative improvements, offering scope to refresh and enhance the space to suit modern tastes.

Bedroom Two

9' 1" x 7' 10" (2.78m x 2.39m)

The second bedroom is a single room with a rear-facing window allowing for natural light. It includes a radiator, central ceiling light fitting, and a useful built-in storage cupboard. The room would benefit from fresh décor, offering a great opportunity to update and personalise the space.





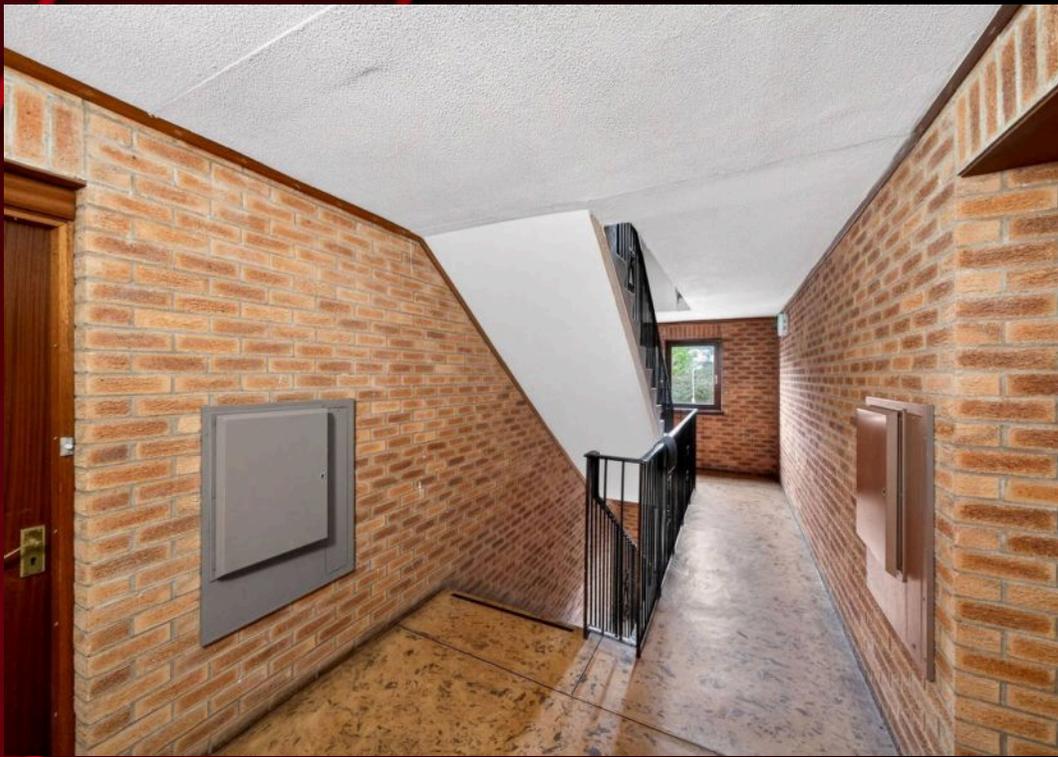
YARD

Communal area adjacent to the flat for convenient rubbish and recycling bin storage.

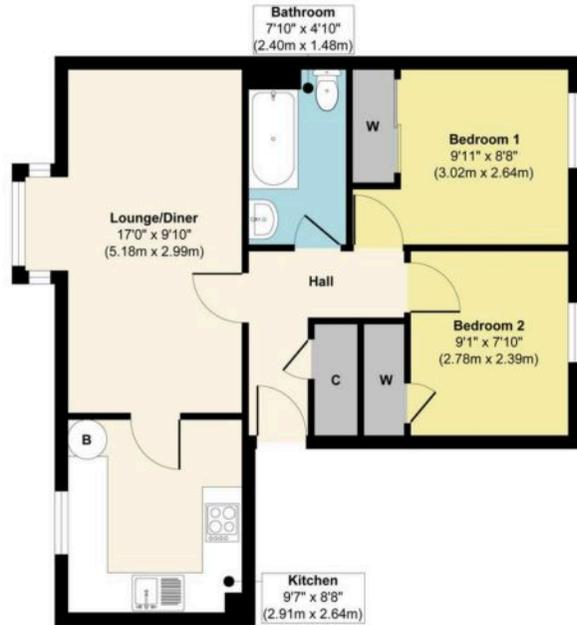
OFF STREET

1 Parking Space

communal Parking



34 The Maltings, Keith Place, Inverkeithing, KY11 1NE



First Floor

Approx. Gross Internal Floor Area 537 sq. ft / 49.86 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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