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INVERKEITHING “The Doocot” Merchants Way



One bedroom B listed detached property, originally constructed in the 17th Century (circa 1650) and formerly used as a doo cot or dovecote for the landed gentry to keep pigeons for food. The property which is arranged over three levels offers good sized and highly unusual accommodation, which comprises: Entrance halls to front and side, large lounge/dining room, rounded bedroom with mezzanine balcony over looking the lounge and dining room area, fully upgraded, recently re-fitted kitchen and new fully tiled shower room. Internal inspection highly recommended to fully appreciate the individuality of the accommodation layout.

0/0 £119, 000

Property display centre: Wyse Solicitors 450, High Street, Cowdenbeath KY4 8LR

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INVERKEITHING "The Doocot" Merchants Way

Internal inspection recommended to fully appreciate the quality and the extent of the accommodation available in this delightful one bedroom detached property (Thought to be circa 1650) which has been tastefully modernised to exacting standards always with the understanding that this is a 'B' listed building and therefore of significant interest to the heritage of the local area, which is steeped in history.

The property is arranged over 3 storeys and boasts many unusual features such as mezzanine landings with balustrade stairwells, 12 double glazed top light windows to the lounge to keep the appearance of a 'Dooocot'

(an ancient Scottish word meaning 'pigeon house') the windows are south facing and provide excellent natural daylight to the interior, all other windows are finished in natural timber with ' Georgian' double glazed inserts to assist in retaining the character of the building. There is a round turret to the rear and crows feet steps to the tiled roof. The lounge has full height ceilings and the double bedroom on the top floor has a gallery area which over looks the lounge below.

The property is warmed throughout by electric central heating with wall mounted panel radiators and the clever use of double glazed windows throughout the property which are in keeping with original character of the building, ensures that the heat generated is retained and is economical to run. There is an effective pressurised hot water system which offers lashings of hot water and a powerful shower. Fire doors throughout property.

The accommodation comprises: Reception hall, large lounge, new modern fitted kitchen, L shaped double bedroom and large shower room.

There is ample off street residents parking and a small area of lawn surrounds the property.

Inverkeithing has always proved to be a popular location for the commuter, due to the close proximity of the M90 motorway complex and Forth road bridge which together along with the Fife regional link road provides easy access to Edinburgh, Glasgow, Perth and Dundee.

For the non driver the Burgh boasts its own main line rail station with regular and important links to the Capital and all other towns and cities throughout the UK including direct trains to London.

The new park n ride facility lends access to Edinburgh and most other Scottish towns and cities as well as a direct link to Edinburgh airport

All of the facilities above as well as the High Street which caters for most peoples everyday requirements are within a short walk away from the property itself.

REAR HALL

INNER HALL

LOUNGE / DINING ROOM 18' 9 x 14' 3

KITCHEN 15' 6 x 15' 8

BEDROOM 12' 2 x 9' 2

BATHROOM 9' 7 x 5' 0

