

# 2 Bedroom Ground Floor Apartment 82 Hope Street



**Inverkeithing**





















## SHOWER ROOM



# Spacious Ground Floor Apartment

## OFFERS OVER £95,000

### PROPERTY DETAILS

#### **Vestibule** - 4' 7" x 3' 7" (1.4m x 1.1m)

Access from the street is gained via its own front door on the front of the building through a 2 glass panelled Double Glazed Door, into a bright vestibule with high ceilings and laminate flooring and a second glazed internal door.

#### **Hallway** - 14' 5" x 3' 7" (4.4m x 1.1m)

The bright and welcoming hallway provides access to the Lounge, Kitchen, Bedrooms and Bathroom. High ceilings, laminate flooring and radiator.

#### **Lounge/Diner** - 13' 5" x 12' 6" (4.1m x 3.8m)

The bright and well-proportioned Lounge, which is set to the rear of the property, features laminated flooring, ceiling mounted single pendant lighting, space for lounge furniture and current owners also have a dining table. A corner window with blind facing the rear of the property offers plentiful natural light. There is a door giving access to the rear hallway. Radiator.

#### **Rear Hallway** - 6' 11" x 3' 3" (2.1m x 1m)

Access through lounge to the rear Hallway, where there is a large cupboard which houses the Combi Boiler and the 2 glass panelled Double Glazed door to the rear and shared Garden. Laminate Flooring.

#### **Kitchen** - 15' 9" x 7' 3" (4.8m x 2.2m)

The kitchen to the rear of the property was recently beautifully modernised by current owner with integrated appliances. The kitchen is a contemporary style with off-white/cream high gloss finish and chrome handles finished with a dark wood effect worktop and splash back. The kitchen area has an extensive range of ample floor and wall fitted units with a corner carousel. An attractive triple glazed window with blinds above a stainless-steel sink with swan head mixer tap. There is an integral washing machine and gas hob with electric fan assisted extractor hood and glass splash back. The electric

double oven and integrated microwave are next to a full-length integrated fridge freezer all recently fitted. All integral appliances are included in sale. Ladder style chrome radiator and tiled flooring high ceiling and modern down lighters.

#### **Shower Room** - 8' 10" x 5' 7" (2.7m x 1.7m)

Stunning modern recently upgraded fitted bathroom with 2 piece suite in white. Large walk-in shower with sliding glass door access and Rain Shower System with head handset. Downlighters providing bright lighting above. Vanity sink with fitted unit below providing ample storage. Large mirror above sink and further lighting. Modern ladder style heated chrome towel rail. Modern tiled slate effect flooring and tile effect wet wall panels. Hot water provided through Combi Boiler for shower.

#### **Master bedroom** - 12' 10" x 12' 6" (3.9m x 3.8m)

The nicely proportioned Master Bedroom is front facing with a triple glazed window and blinds providing excellent natural light. A range of large Wall to Wall built-in wardrobes with modern, contemporary sliding doors with hanging and drawer space within and additional cupboard storage space above. High ceilings and a single centre pendant light. The room boasting ample space for additional furniture. Laminate Flooring. Radiator.

#### **Bedroom 2** - 12' 10" x 8' 10" (3.9m x 2.7m)

The second bedroom has a triple glazed window with blinds. Large Wall to Wall built-in mirrored / white wardrobes with hanging and drawer space within and additional storage space above. Single pendant lighting, high ceiling, laminate flooring and radiator. The owner currently utilises this room as a home office.

**Communal Garden** - The rear of the property boasts a shared sunny garden area, with drying facilities and Bin Storage. This can be accessed from the rear door of the property.



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