



**Morgans**

PROPERTY

4 Hood Place, Rosyth, KY11 2HH

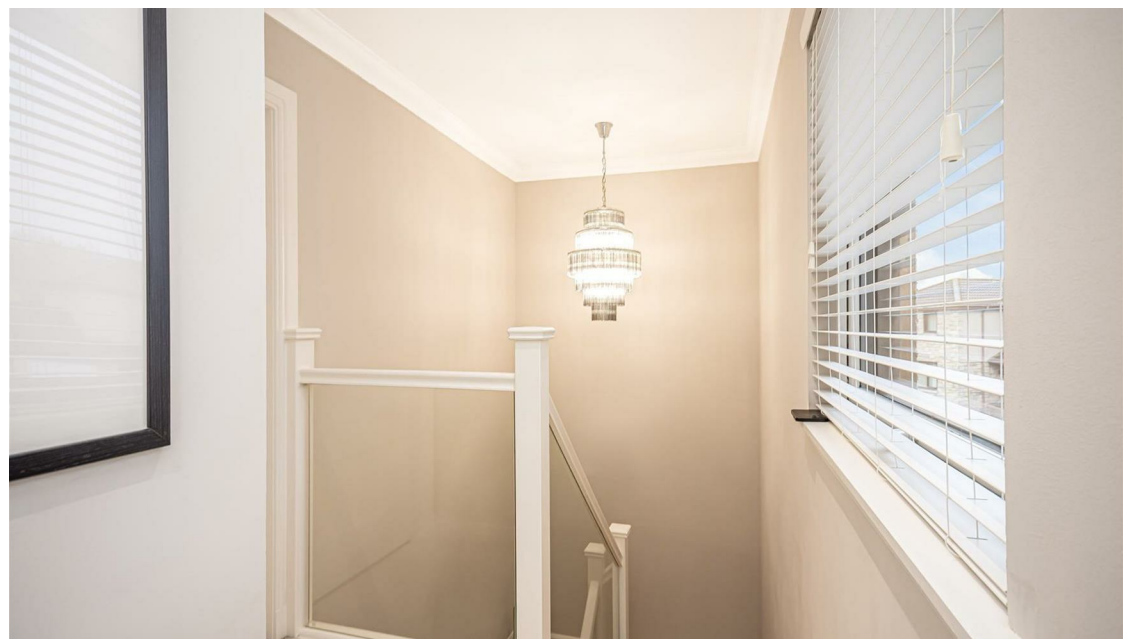
Offers Over £270,000







CLOSING DATE SET FOR FRIDAY 15TH DECEMBER 2023 @ 12 NOON - We are delighted to bring to the market this spacious executive villa situated on enviable plot with private and secluded gardens which are not overlooked and fully enclosed providing a child and pet safe environment. Feature decking and patio area make this an idyllic haven and a great entertaining home. Monobloc driveway gives access to several vehicles leading to single garage. The subjects are offered in move in condition and have been upgraded over the last few years by the present owners. Quality fixtures and fittings make this an ideal family home set within a private and quiet cul-de-sac of similar executive properties. The subjects briefly comprise reception hallway, w.c facilities, front facing lounge leading to open plan dining room and contemporary fitted kitchen with built appliances. On the upper level there are three double bedrooms with master en-suite (all with fitted wardrobes) and luxury four piece family bathroom. Access to attic. The property is double glazed with gas central heating and viewing is highly recommended to appreciate the accommodation on offer.





## LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

## EXTRAS INC. IN SALE / AGENTS NOTE

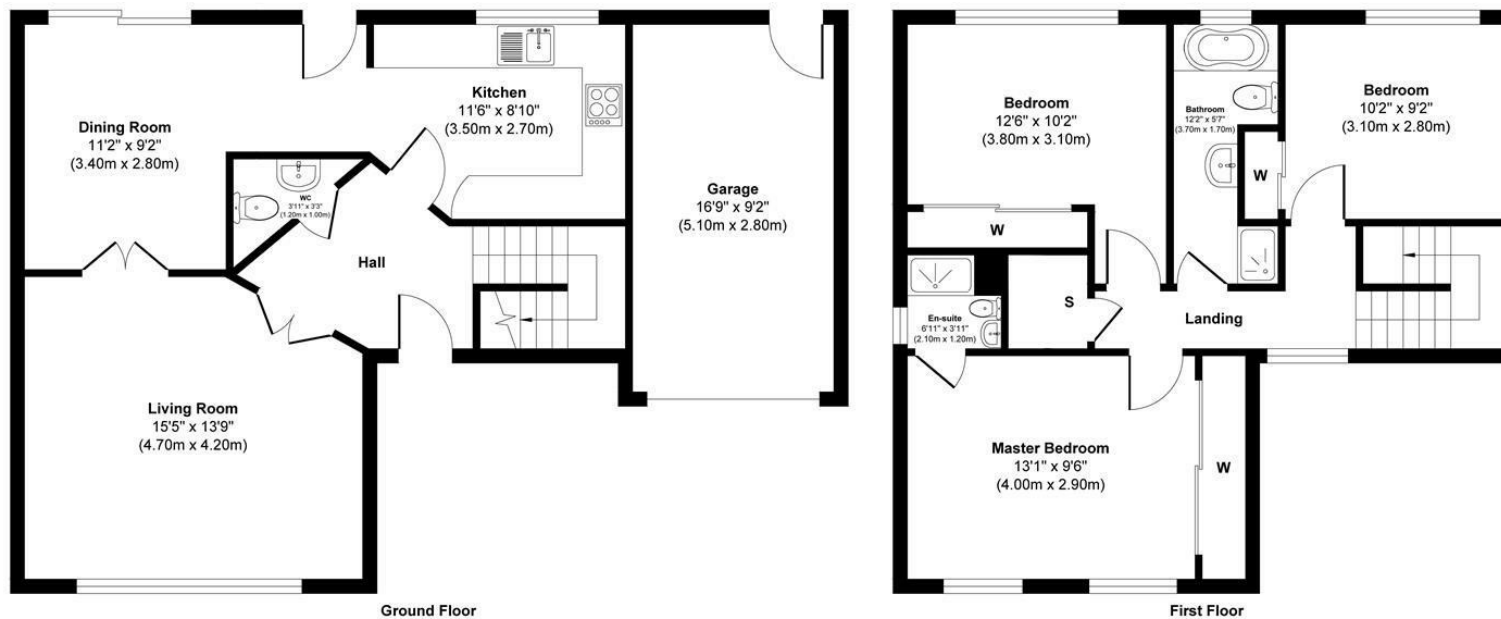
All floor coverings, blinds and bathroom fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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AGENTS NOTE 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. No movable items will be included in the sale.