



# Morgans

PROPERTY

16 Jutland Street, Rosyth, KY11 2ZL

Offers In The Region £245,000







\*\*CLOSING DATE FRIDAY 03 FEBRUARY 2023 @ 12 NOON\*\* This modern executive detached villa is offered in move in condition, situated in the popular town of Rosyth. The property would suit families or couples and would be ideal for commuters as there are excellent transport links and easy access to the Forth Road Bridge and the M90 motorway. There are local amenities and schooling close by. The accommodation is well presented and briefly comprises, entrance hallway, lounge with french doors leading to garden, dining kitchen, garage conversion to family room and downstairs wc. On the upper level three bedrooms with master en-suite and family bathroom. Good storage and access to attic. There are attractive well maintained fully enclosed gardens, providing a child and pet safe environment. The property further benefits from a double driveway, gas central heating and double glazed throughout.





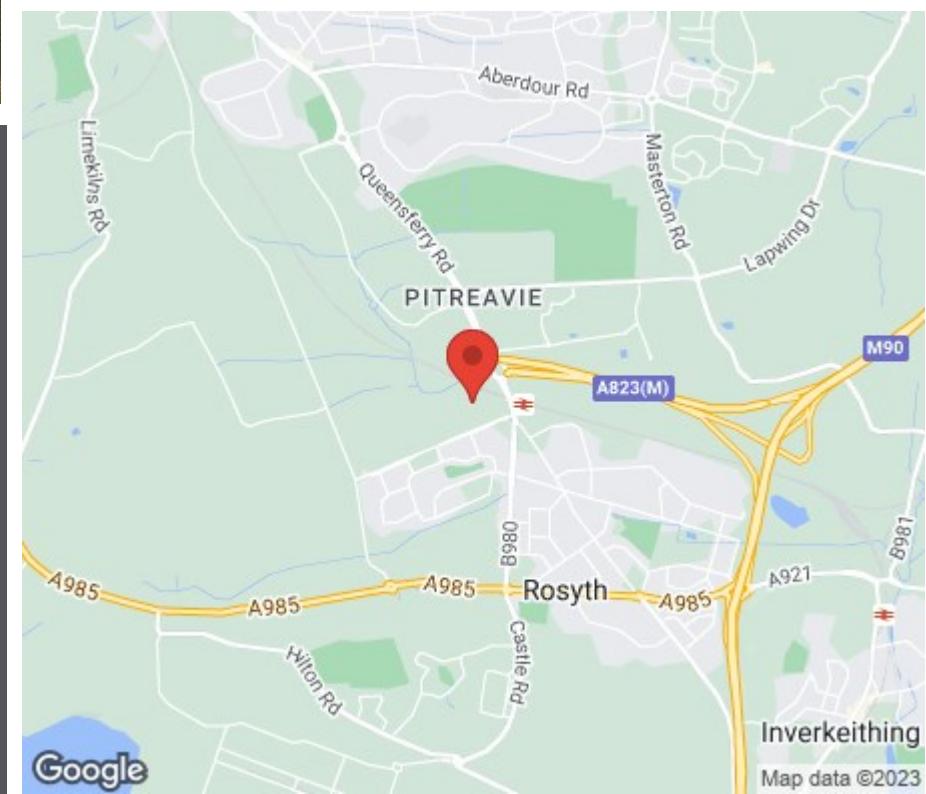
## LOCATION

Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway network and also boasting the Europarc and Ferry Service to the Continent. Easy access to the M90 and Ferry toll Park and Ride. A short drive takes you to the City of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links making this area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland.

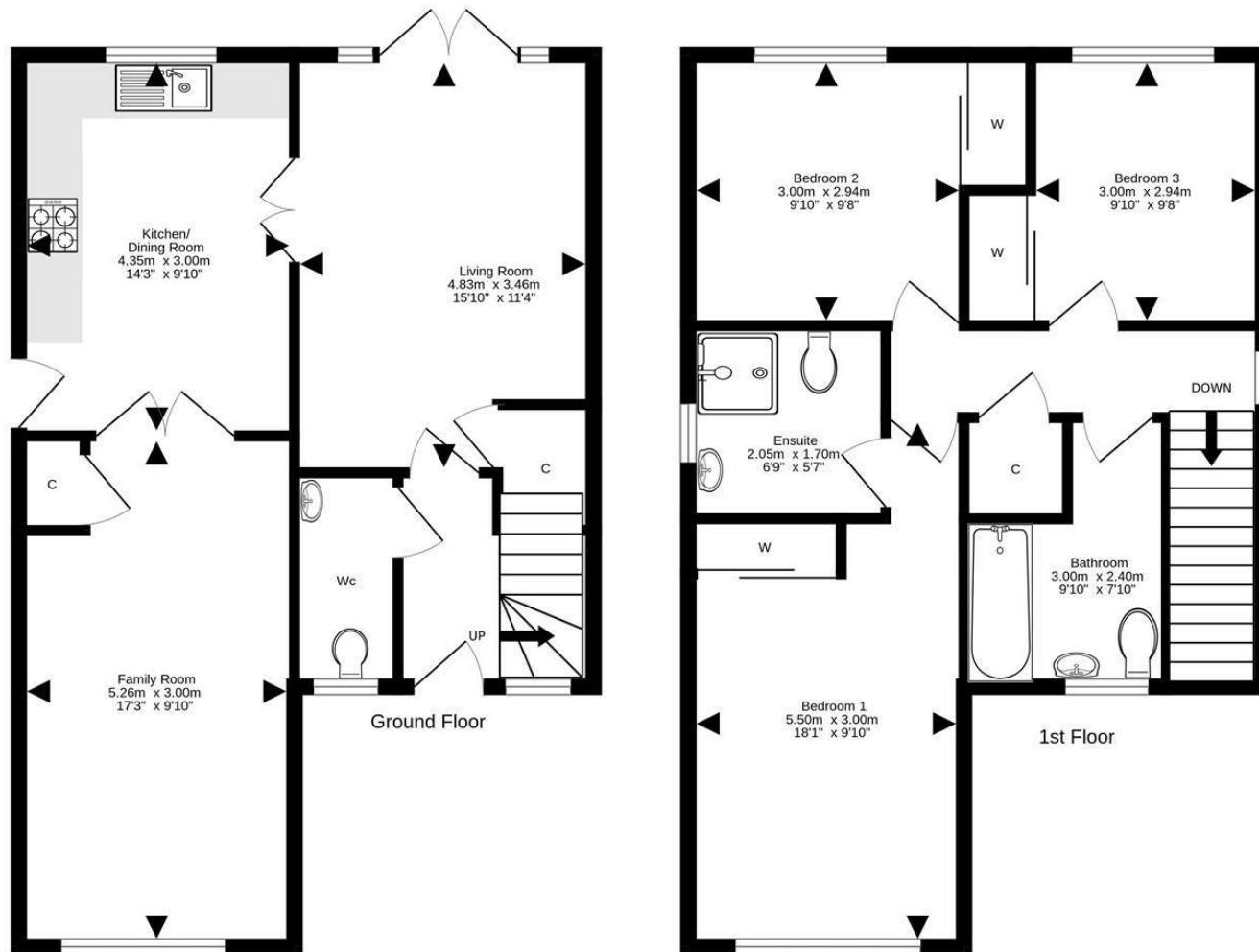
## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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