

Morgans

PROPERTY

33 Camdean Crescent, Rosyth, KY11 2TH

Offers Over £160,000

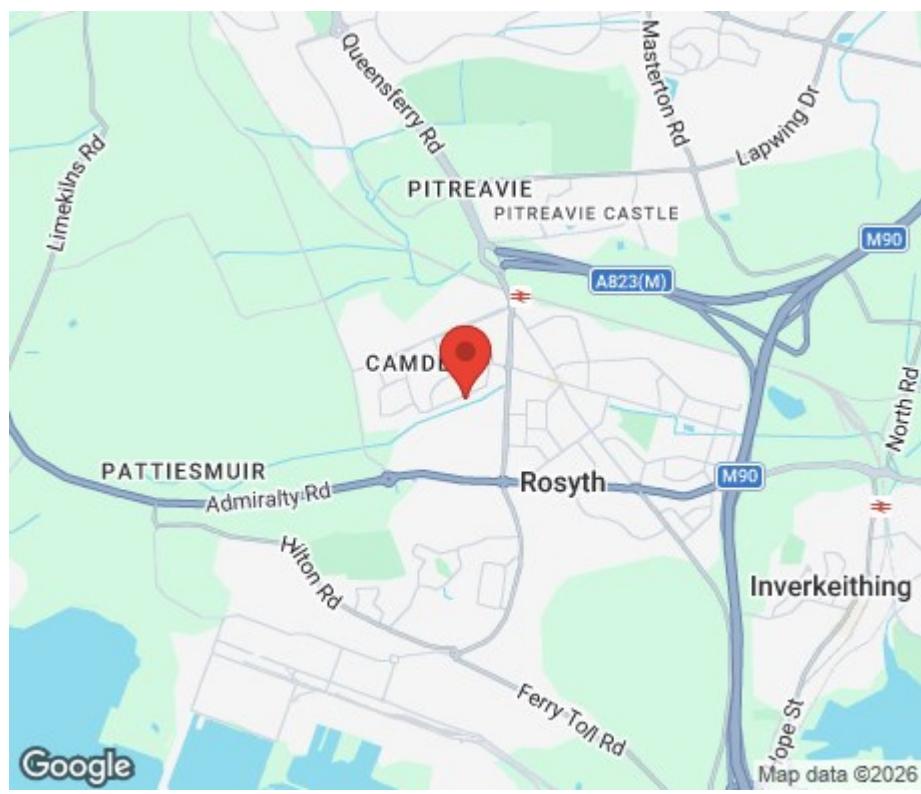






CLOSING DATE TUESDAY 03 FEBRUARY 2026 @ 12 NOON Well appointed within Rosyth is this family end terraced villa occupying an enviable plot with generous gardens and grounds. This house benefits from a double tandem garage and workshop with car port and driveway for several cars. The property briefly comprises entrance hall, lounge/diner, kitchen leading to conservatory and bathroom with shower over bath. On the upper level there are three double bedrooms and access to attic. The gardens and grounds are well maintained, fully enclosed and provide a child and pet safe environment. The property is double glazed with gas central heating.





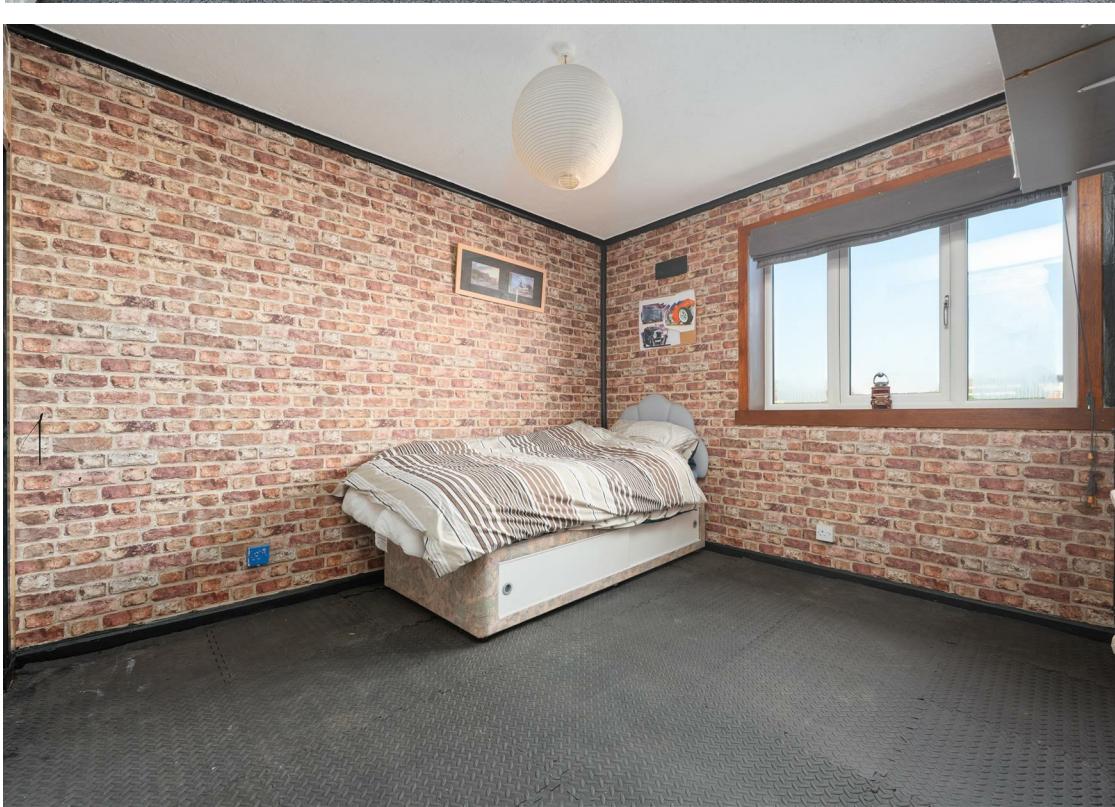
LOCATION

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. Easy access to the M90 and Ferrytoll 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.

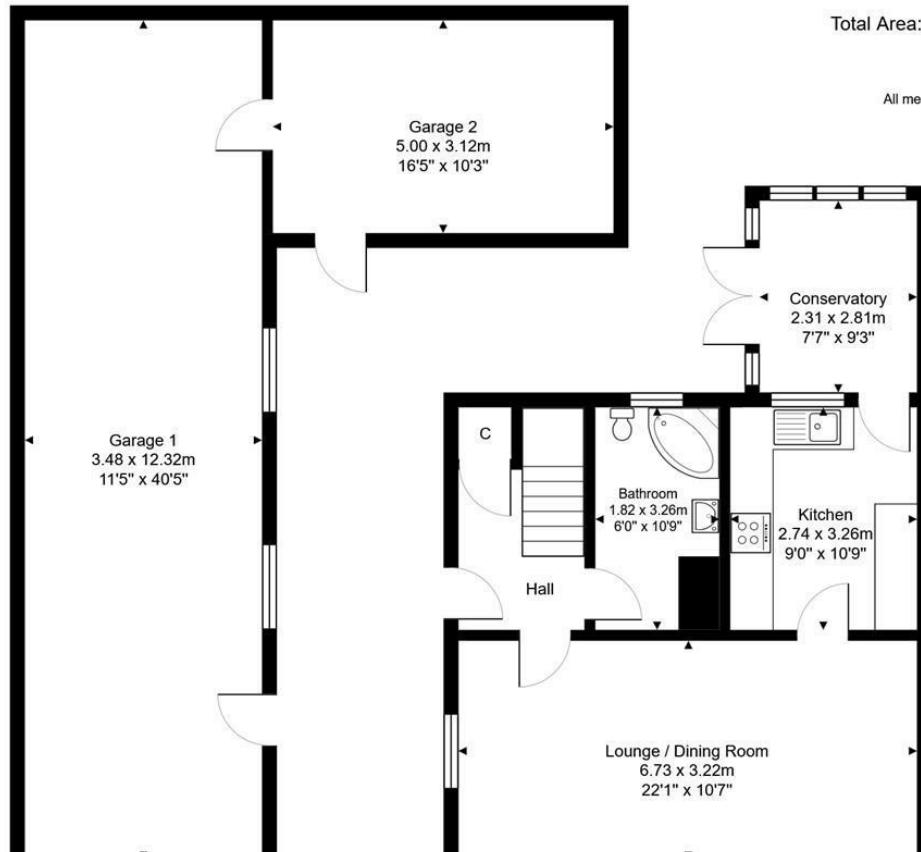
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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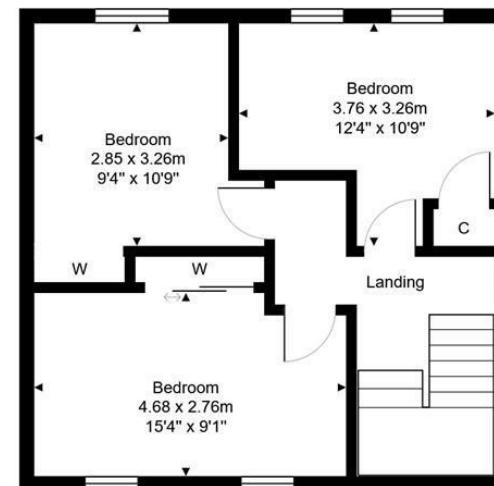
Ground Floor

Total Area: 96.6 m² ... 1040 ft² (excluding garage 1, garage 2)

All measurements are approximate and for display purposes only



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SOLICITORS



1st Floor

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

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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.