



Morgans

PROPERTY

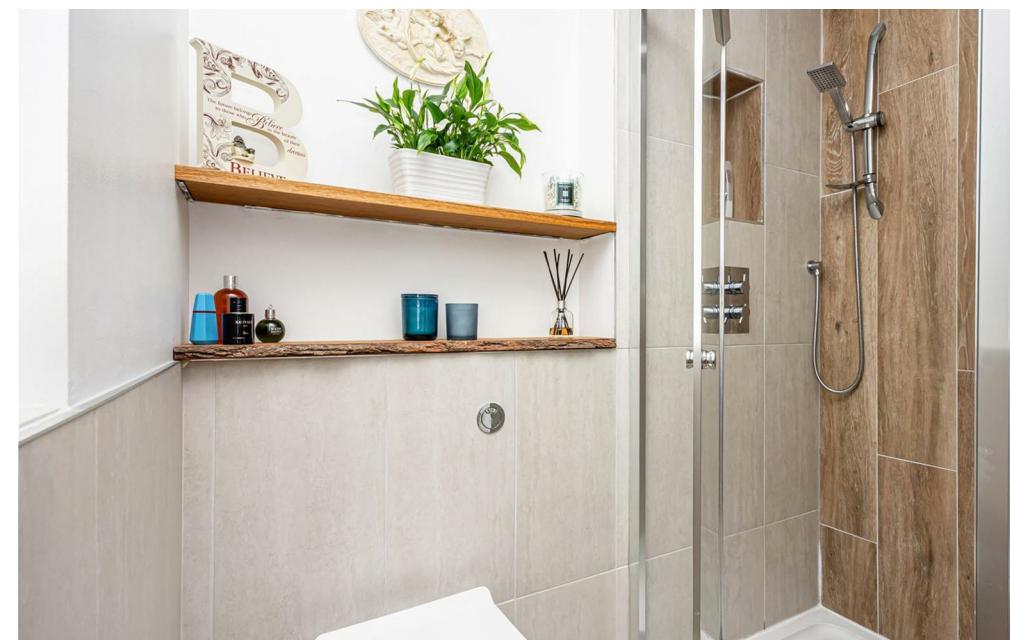
8 Hilton Farm Steadings, Rosyth, KY11 3HA
Offers Over £280,000







We are delighted to bring to the market this stunning cottage forming part of the largest property within this converted steading development. This superb and generously proportioned end-terraced cottage enjoys a rural location, only a short distance away from Rosyth, Dunfermline, the Forth Rail Bridges and the A90/M90. Originally planned for two separate units, the property is therefore unique within the development of eight in total. There are attractive views to the north towards Dunfermline and ample private parking together with a private garden area pertaining to this home. Quality fixtures and fittings throughout and internal inspection of this most individual and stylish property is strongly recommended at your earliest opportunity. The accommodation briefly comprises entrance hall, open plan lounge leading to dining kitchen, separate utility room, three double bedrooms with master en-suite and family bathroom. The gardens are idyllic, providing a child and pet safe environment with large patio area, an ideal entertaining home. The subjects are double glazed with gas central heating.





LOCATION

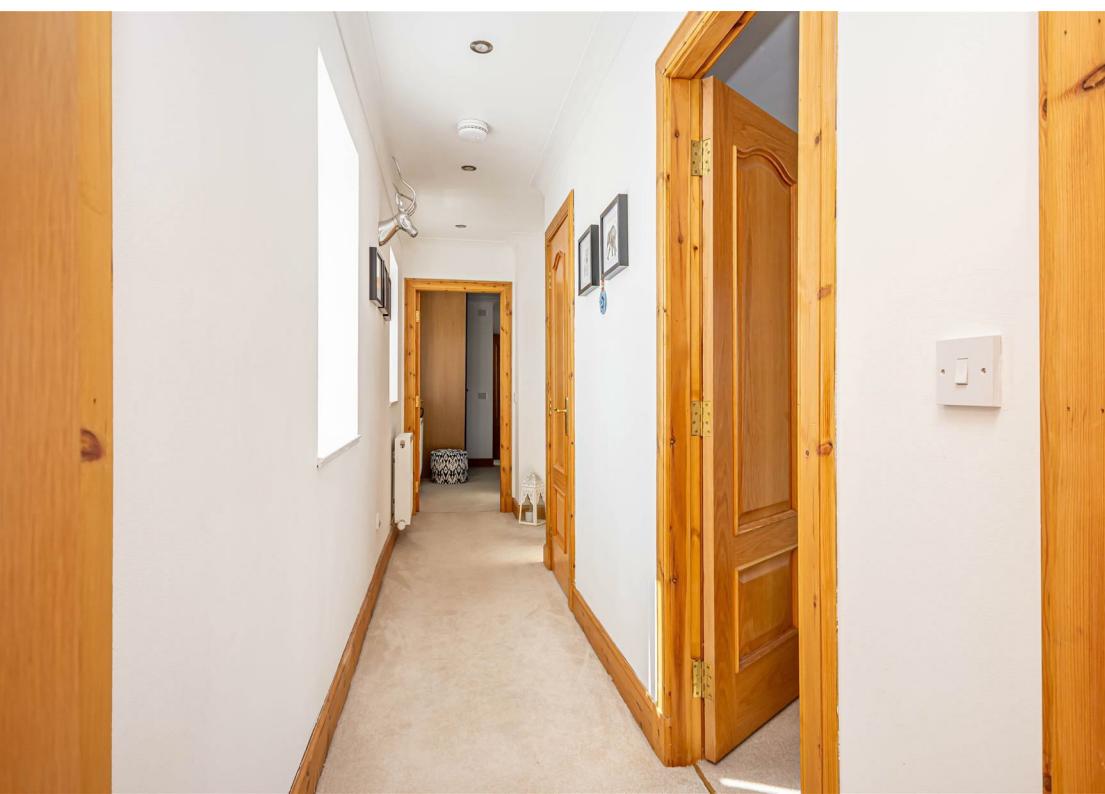
Hilton Farm Steadings is situated west of Rosyth and is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. The charming village of Limekilns, with its restaurants, café, pubs, shops and beach, is also close by. 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 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.

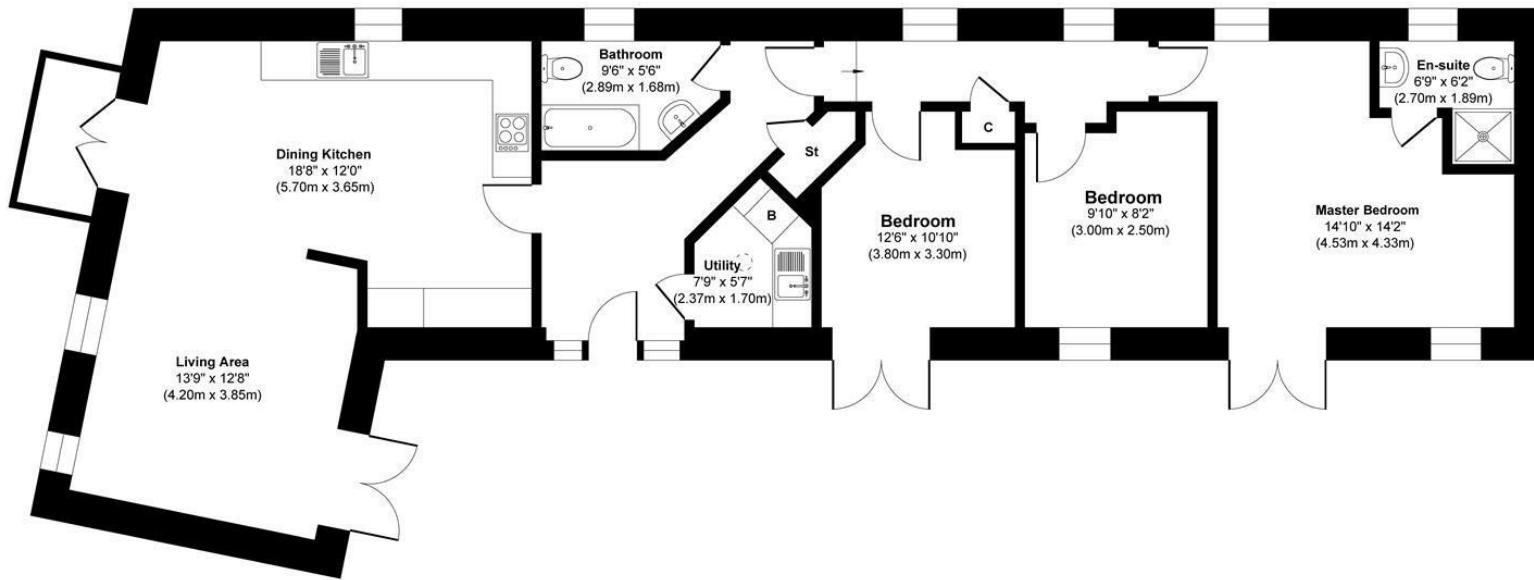
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.











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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