



**Morgans**

PROPERTY

184 Primrose Lane, Rosyth, KY11 2UP

Offers Over £150,000



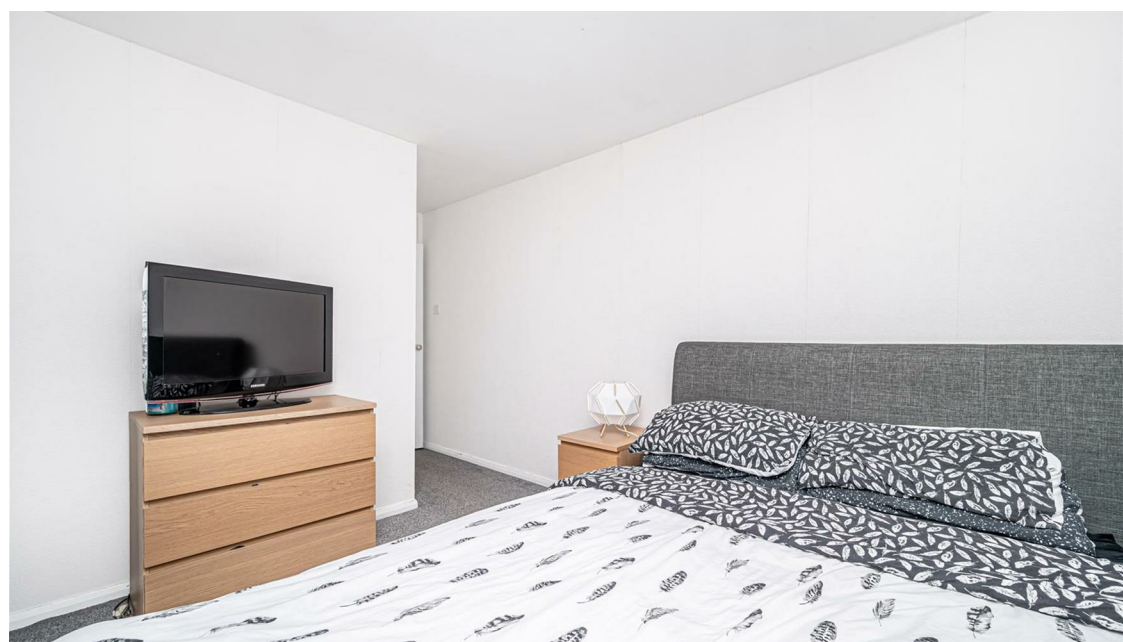
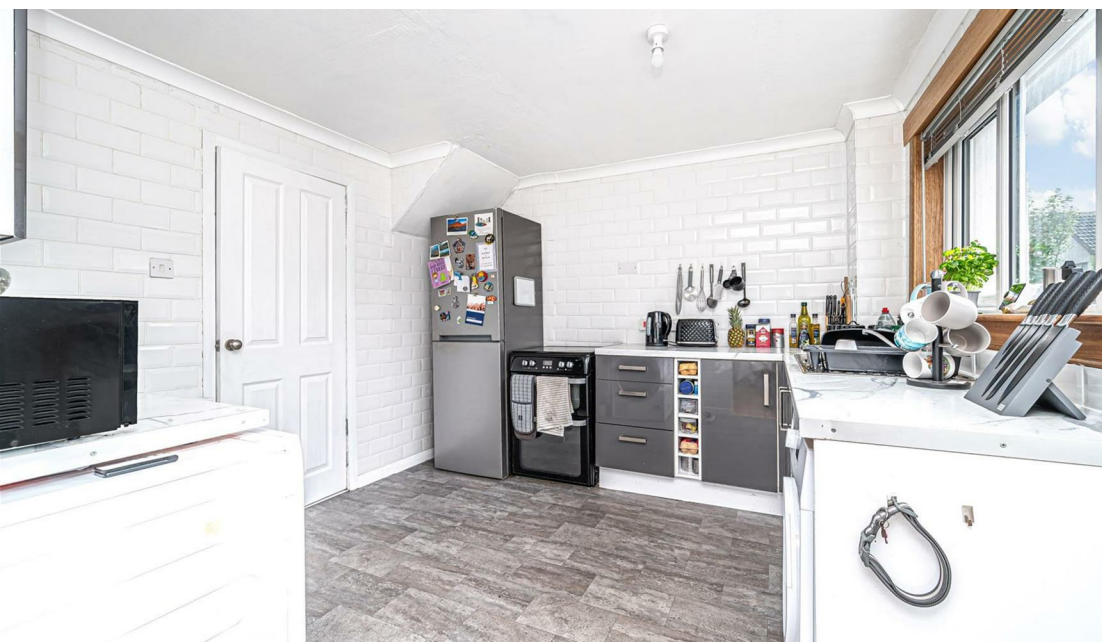








Early entry available. Well appointed within the estate with an open outlook to the front, is this mid terraced villa with enclosed and easy to maintain gardens to the front and rear with seating area. Excellent commuter base with all local amenities to hand. The property is modern and stylish briefly comprising entrance vestibule leading into hallway, lounge/diner and kitchen with door to rear gardens. On the upper level there are two double bedrooms and boxroom which is used as an office/study. Contemporary bathroom with overhead off mains shower. Access to attic. The property benefits from a single garage lock up which is a short walk from the property. There is ample on street parking. 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 and garden shed.

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.





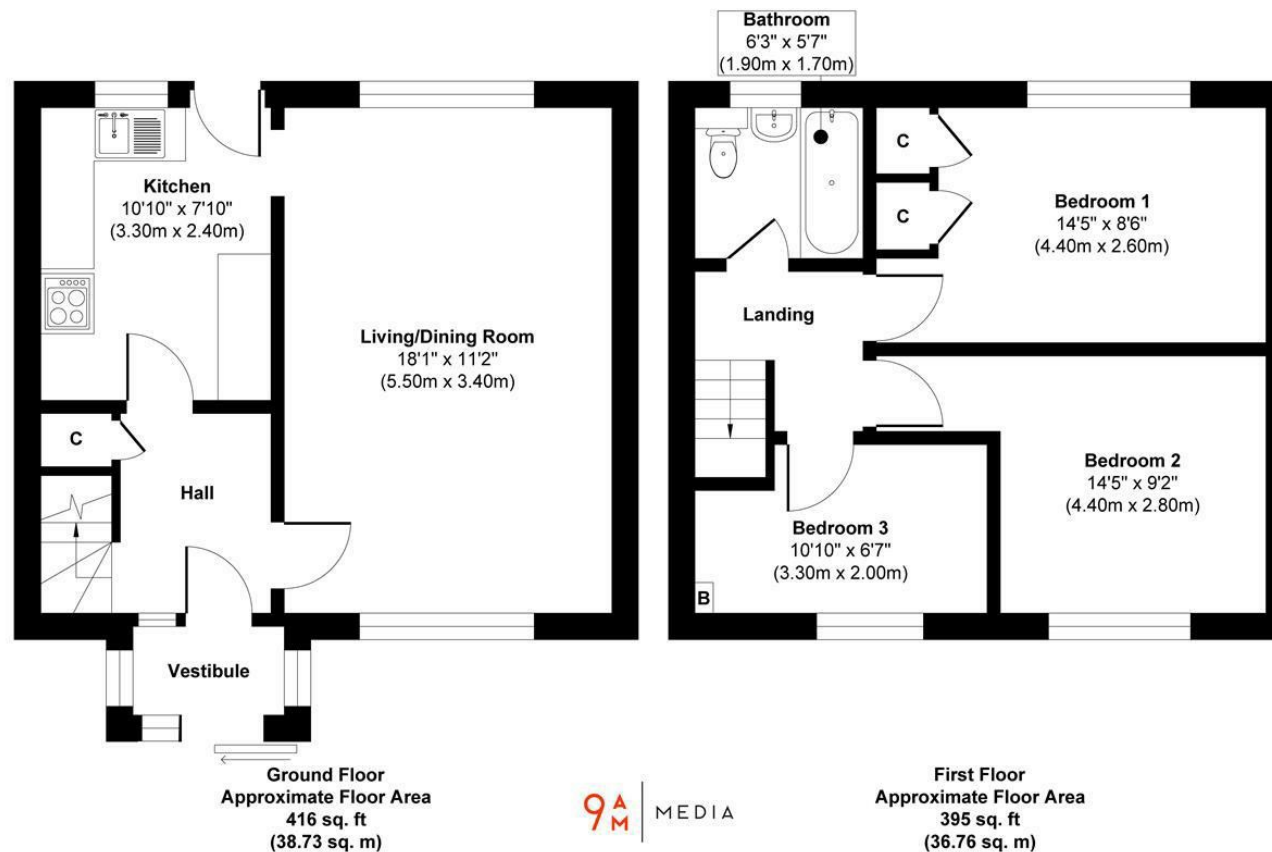












**Approx. Gross Internal Floor Area 811 sq. ft / 75.49 sq. m**

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



**SOLICITORS | PROPERTY**

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



**espc**

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com



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.