



**Morgans**

PROPERTY

13 Bevan Place, Rosyth, KY11 2HR

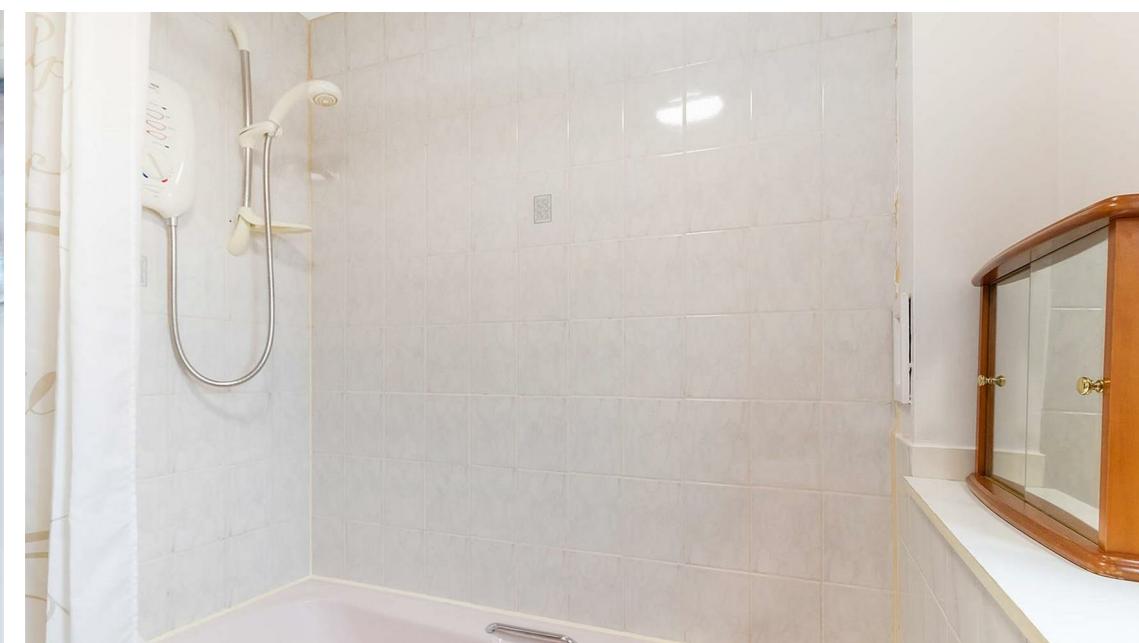
Offers Over £100,000

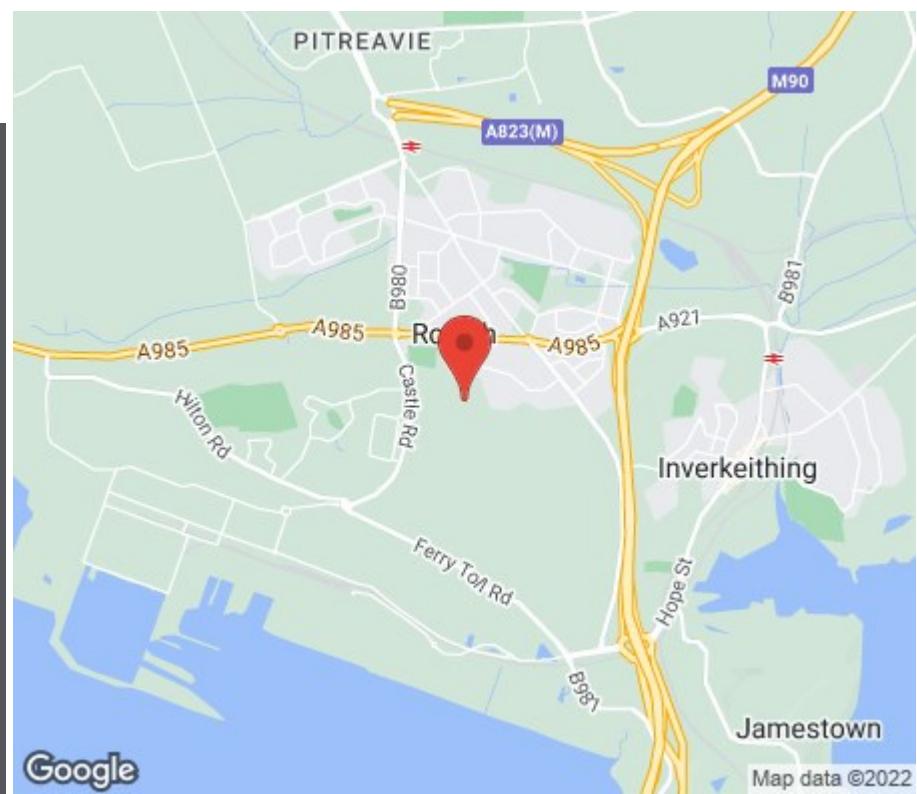






Excellent opportunity to purchase this ground floor apartment in the popular village of Rosyth. The apartment benefits from parking and private rear garden with sheds. The property has its own front door leading to entrance hallway, lounge, kitchen, two bedrooms and bathroom with excellent storage throughout. Gas central heating and double glazed throughout.





#### LOCATION

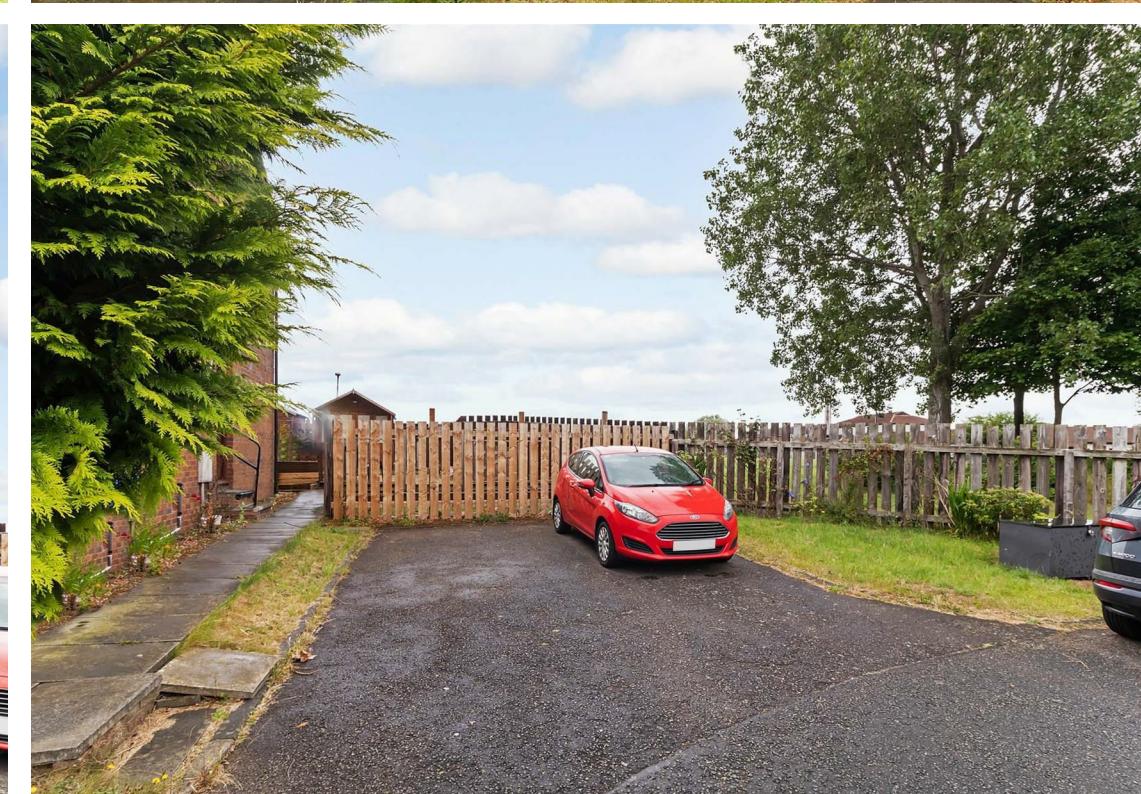
Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway network. 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.

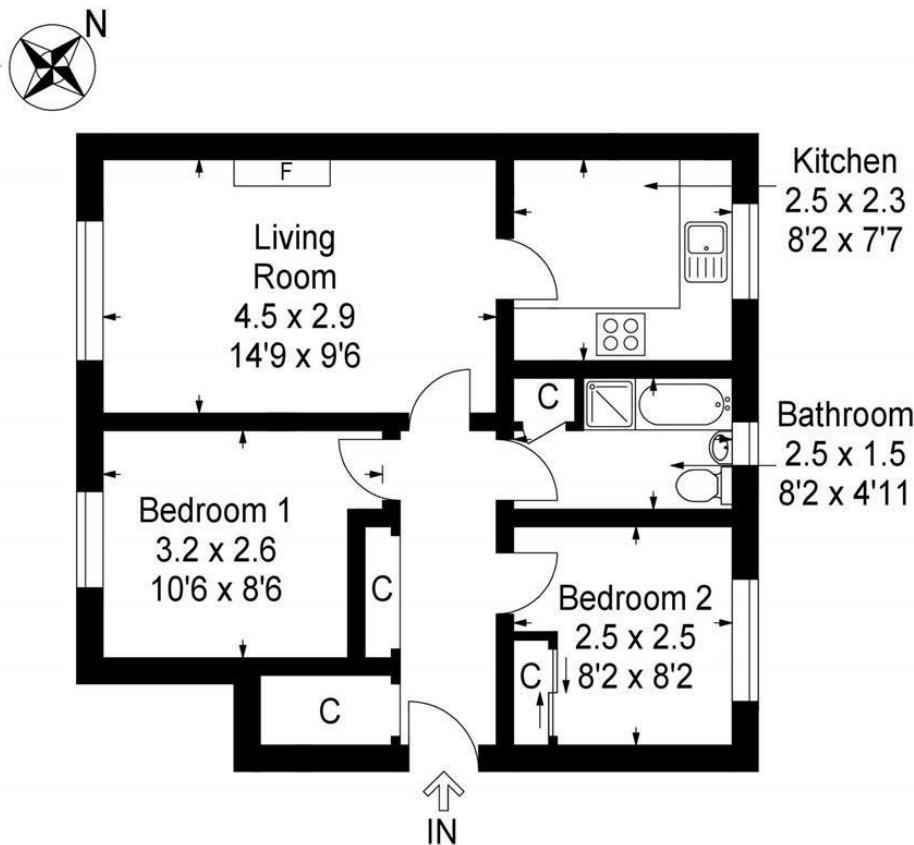
#### EXTRAS INC IN SALE

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

#### AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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