



**Morgans**

PROPERTY

128 Primrose Avenue, Rosyth, KY11 2TZ

Offers In The Region £90,000







Well positioned ground floor flat with spacious private garden to the front and communal courtyard area to the rear. The property would ideally suit first time buyers, couples or indeed investors as gives a good annual yield. It provides generous space throughout and has direct links to the M90 motorway network. The accommodation briefly comprises communal entrance private front door, entrance hallway, lounge, kitchen, two double bedrooms and bathroom with overhead shower. The property is double glazed with gas central heating. Early entry available.





## 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.

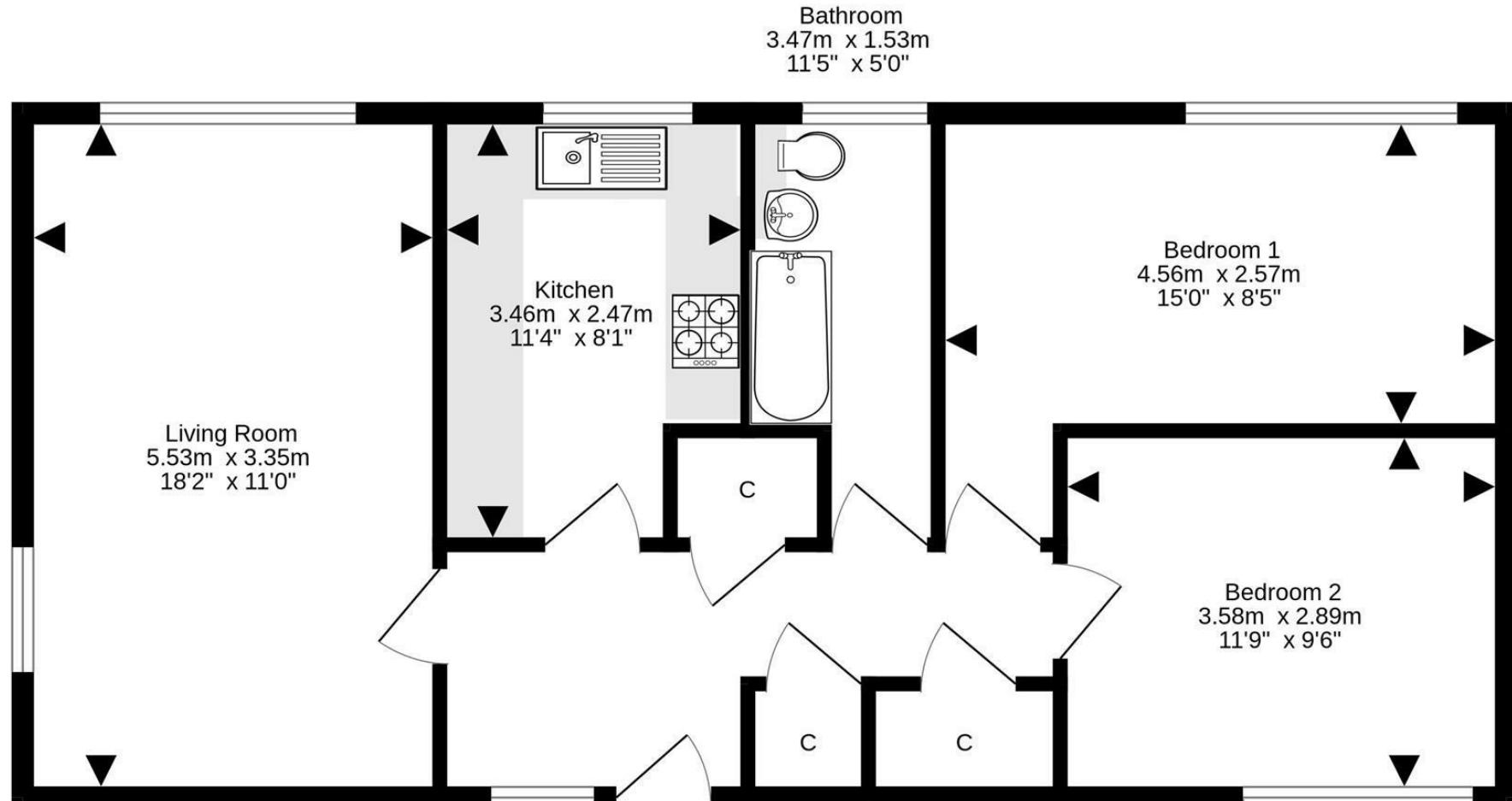
## EXTRAS INC IN SALE / AGENTS NOTE

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

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.







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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