



Morgans

PROPERTY

166 Queensferry Road, Rosyth, KY11 2JF

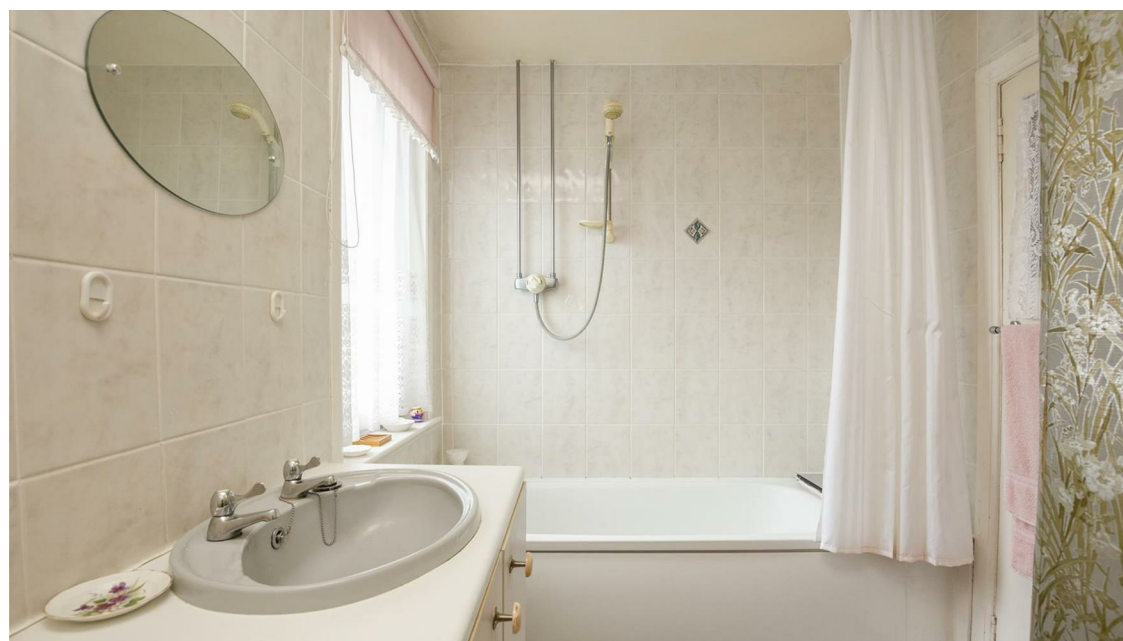
Offers In The Region £160,000







CLOSING DATE SET FOR FRIDAY 28TH APRIL 2023 @ 12 NOON - Well appointed within Rosyth, this substantial three bedroom semi detached villa benefits from good sized gardens all round, with off street parking. The gardens are enclosed to the rear providing a child and pet safe environment. The property offers excellent family accommodation in need of general cosmetic upgrading. The subjects briefly comprise reception hall with good storage, downstairs w.c, lounge, kitchen and separate dining room leading to conservatory. On the upper level there are three double bedrooms with bathroom. Access to attic. 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.

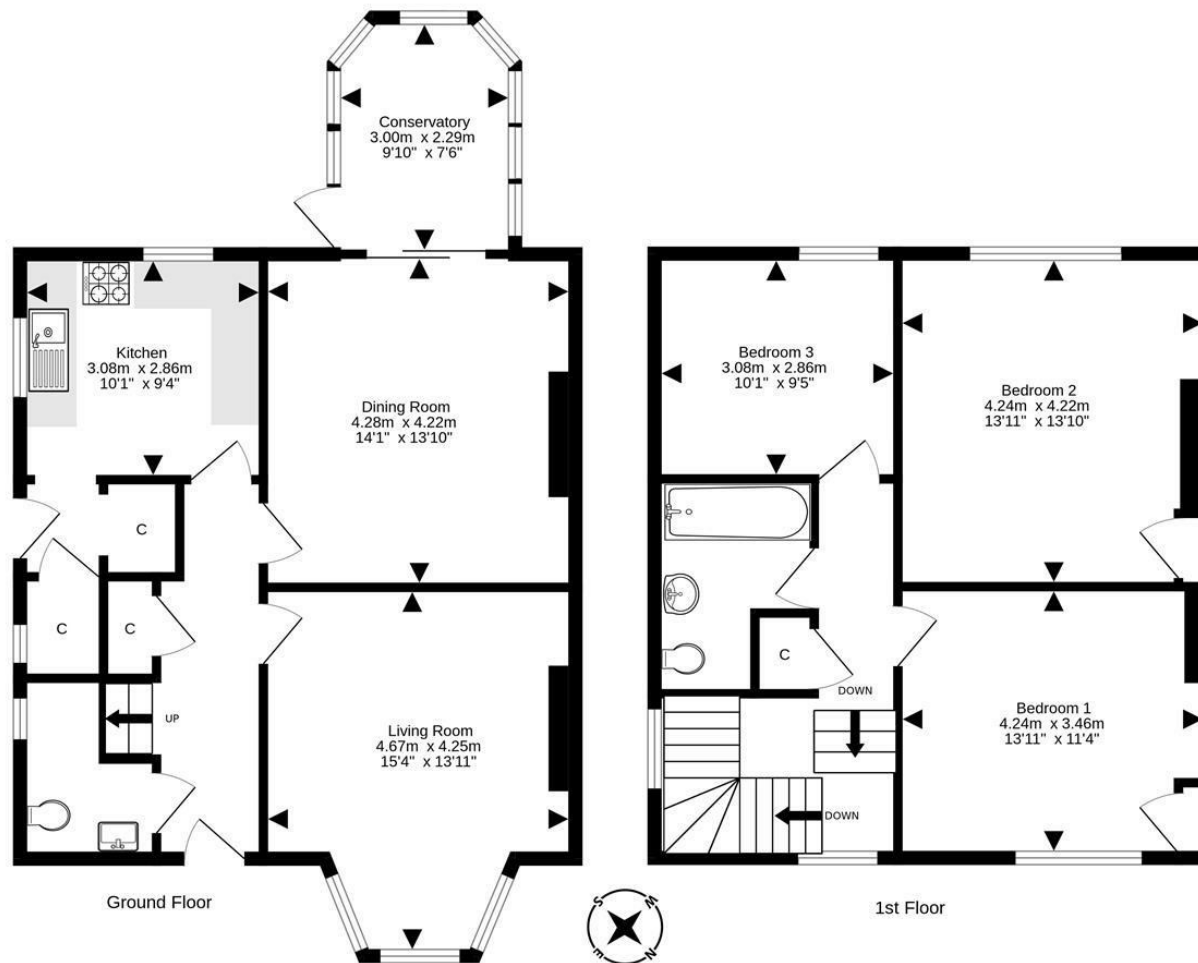
EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings ,blinds, bathroom and light fittings together with garden shed. Kitchen white goods and fitted wardrobes in bedroom 1 and 3 are also included in the sale.

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.
Made with Metropix ©2023



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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.