

Morgans

PROPERTY

17 Forbes Road, Rosyth, KY11 2AN

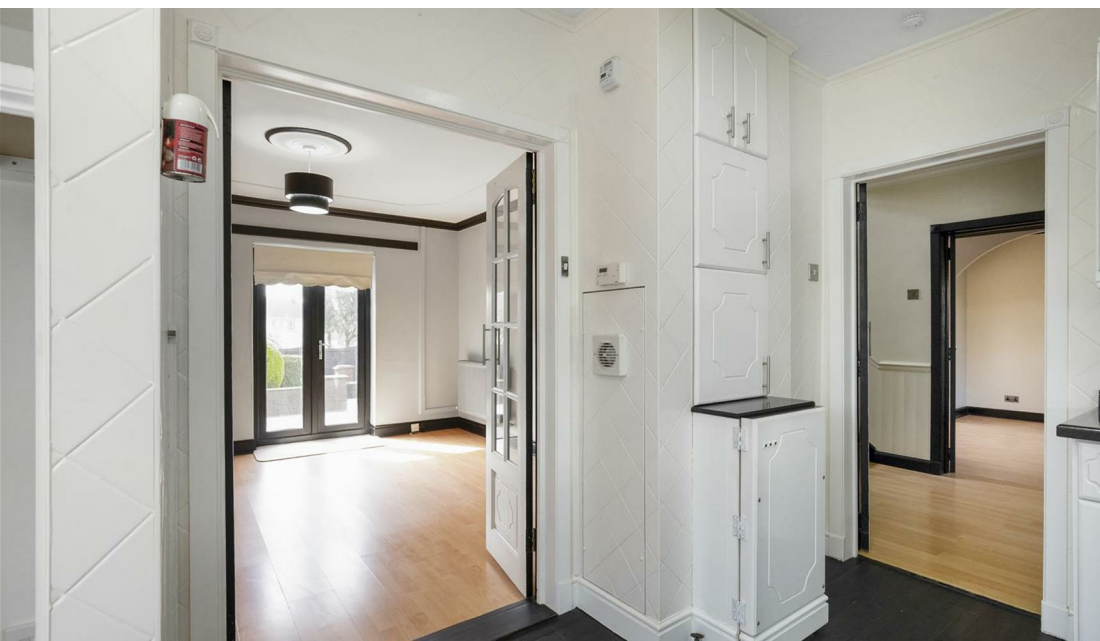
Offers Over £235,000

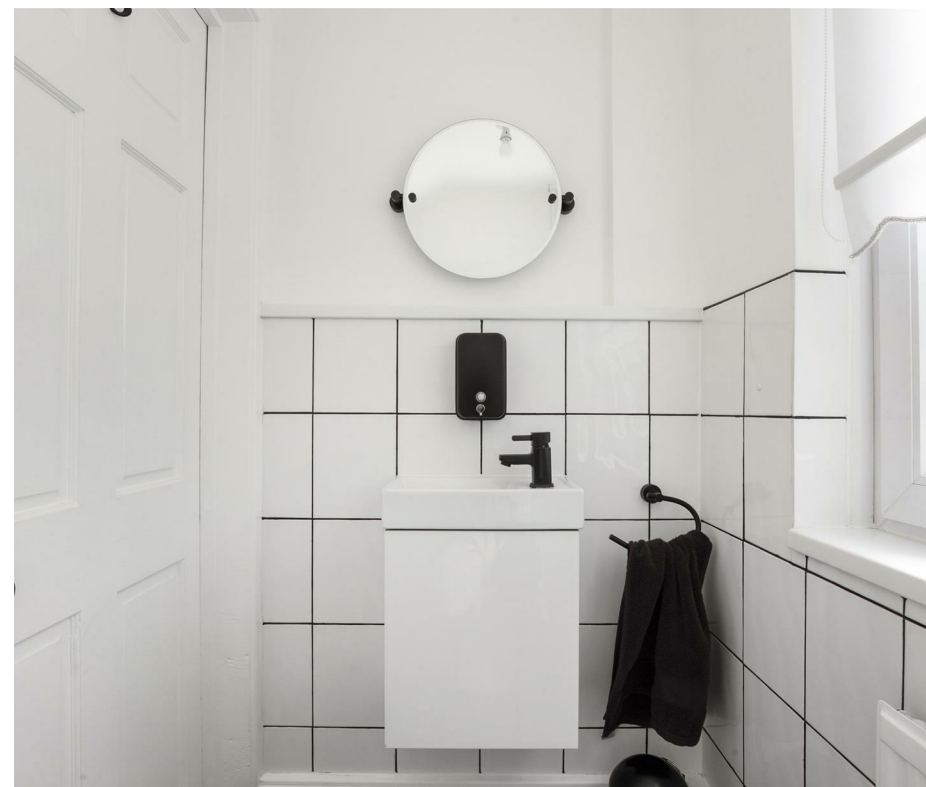






CLOSING DATE SET FOR FRIDAY 31ST MAY 2024 @ 12 NOON - Substantial semi detached villa, rarely available in today's market situated in quiet location west of Rosyth, offering excellent family accommodation over two levels. The property comprises entrance vestibule and hallway, lounge, kitchen with utility, french doors through to the dining room with external door to the rear garden and wc on the ground floor. On the upper level three double bedrooms and four piece family bathroom. Access to attic and good storage throughout. There are stunning, generous southerly aspect gardens to the rear fully enclosed providing a child and pet safe environment. The property has superb external hot tub and bbq rooms making this an ideal home for al fresco entertaining and a real credit to the present owners. There is also a workshop and numerous external storage facilities. Driveway leads to garage. The property benefits from oil central heating and double glazing. Essential Viewing.





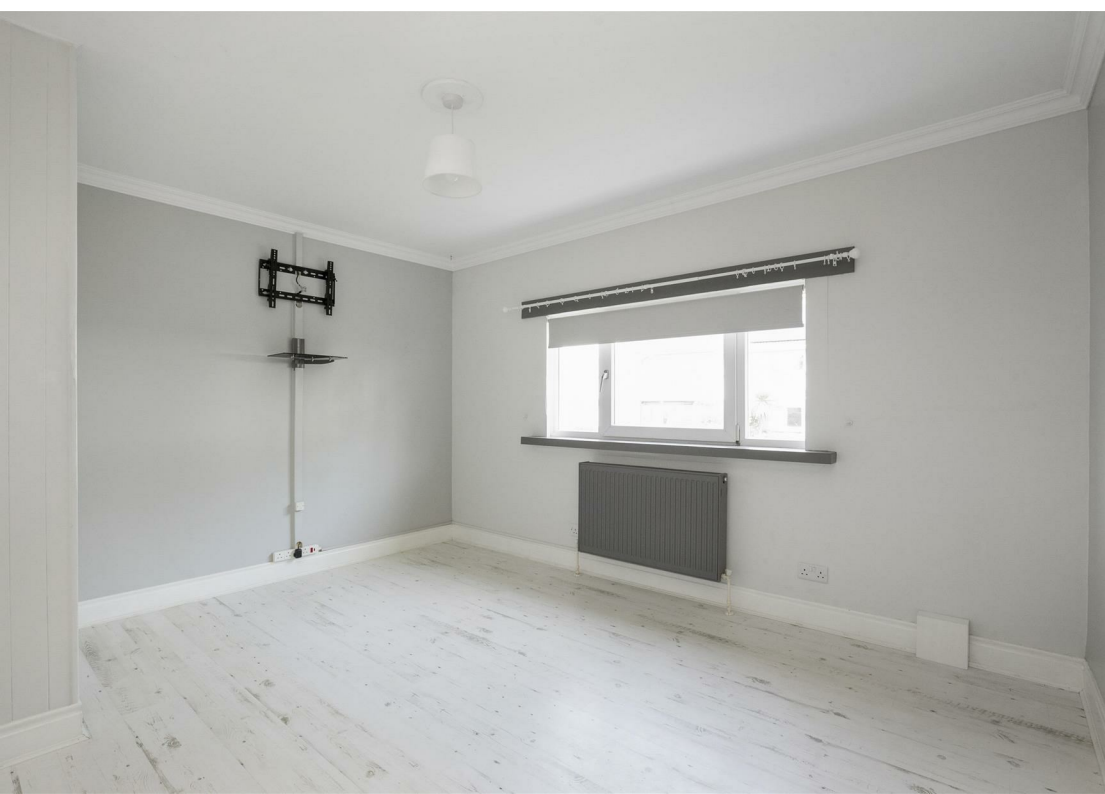
LOCATION

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

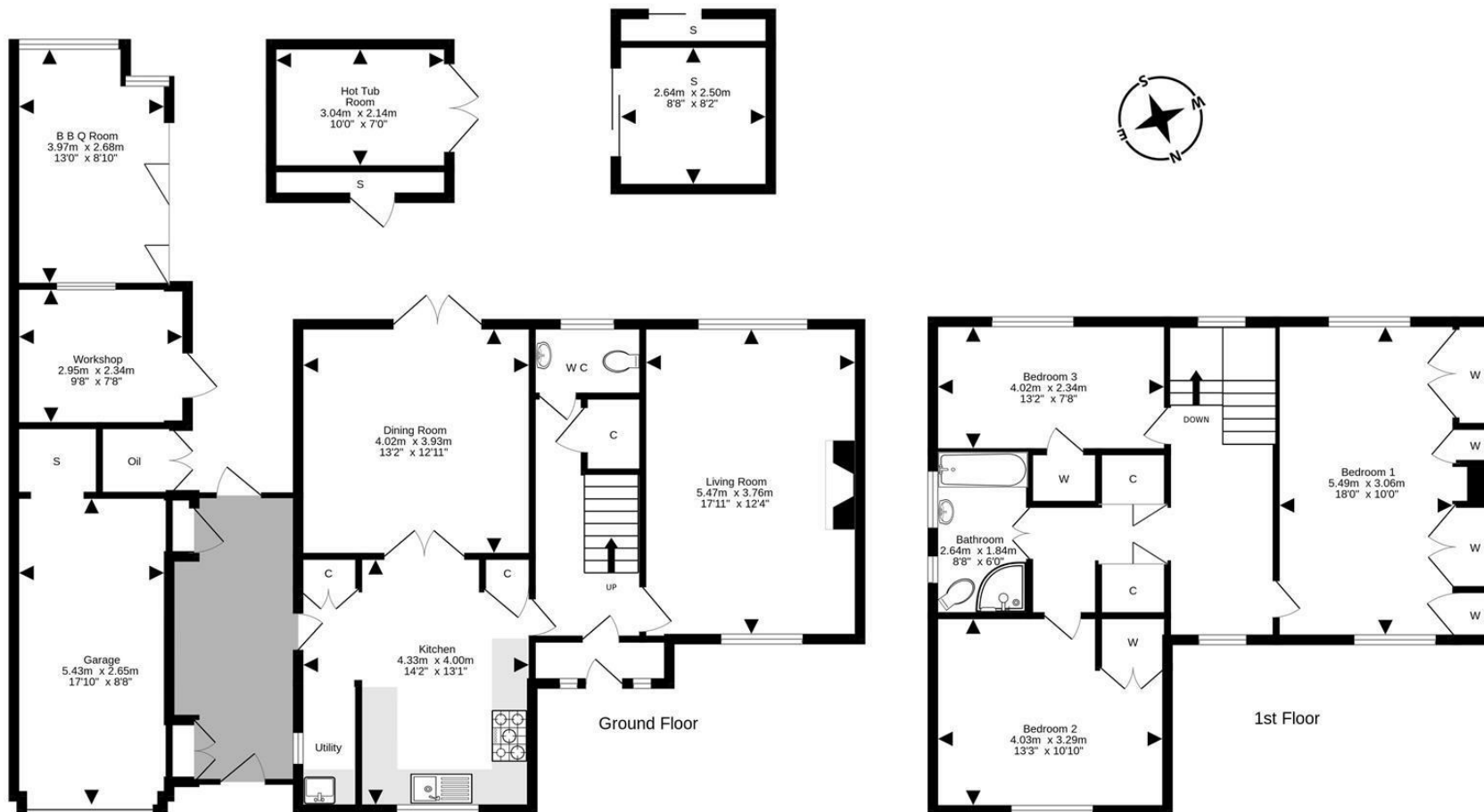
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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 to the interlinked system installed in this property.









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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PROTECTED

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.