



**Morgans**

PROPERTY

23 Hilton Wynd, Rosyth, KY11 2BF

Offers Over £125,000











Well presented ground floor apartment situated in a modern block within the ever popular town of Rosyth. This particular flat is a credit to the present owner and it is offered in move in condition being well appointed overlooking the grassy area with open outlook. It briefly comprises secure entry phone, well maintained communal stairwell with private entrance, hallway with storage, open plan lounge with dining area and French doors, fitted kitchen, master bedroom with en-suite, second bedroom and bathroom. The property is double glazed with electric heating. Communal gardens under factor and private residents parking to front.







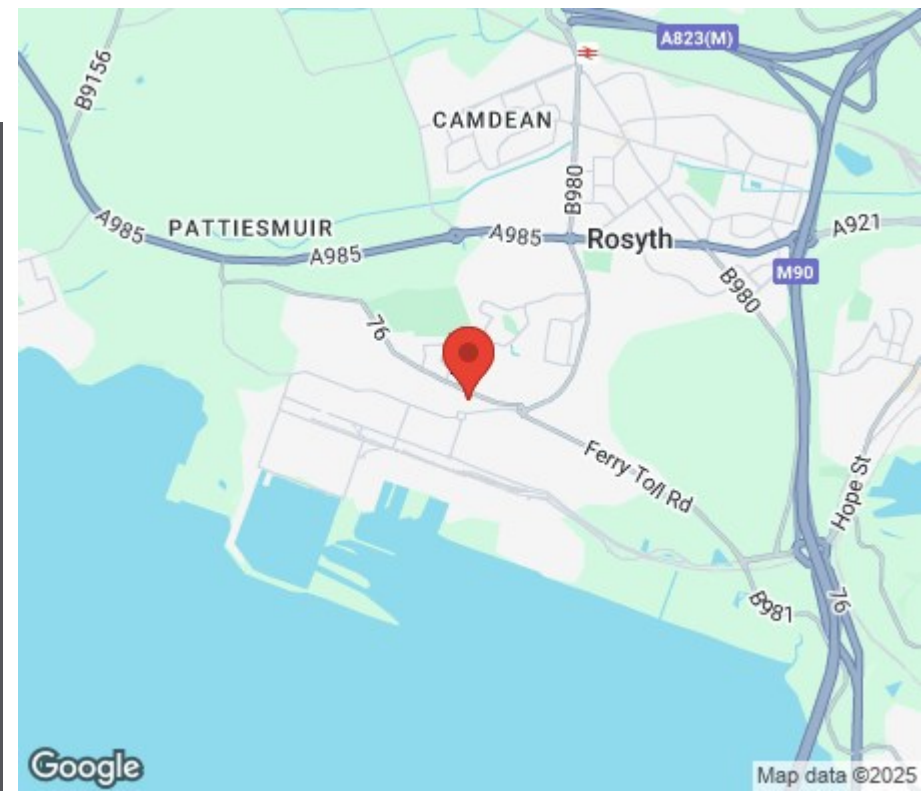
## LOCATION

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 and easy access to the M90 and Ferry toll 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.

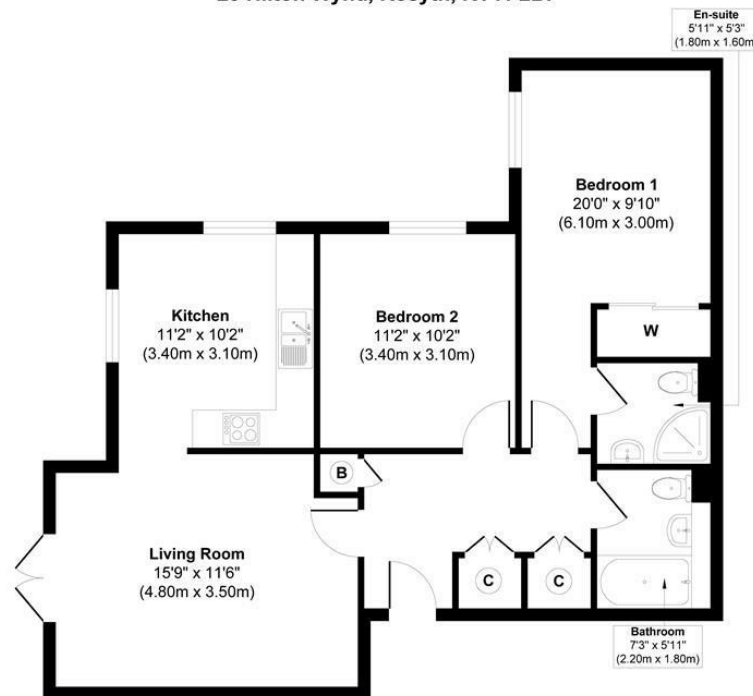








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Approximate Floor Area  
774 sq. ft  
(71.90 sq. m)



Approx. Gross Internal Floor Area 774 sq. ft / 71.90 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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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.