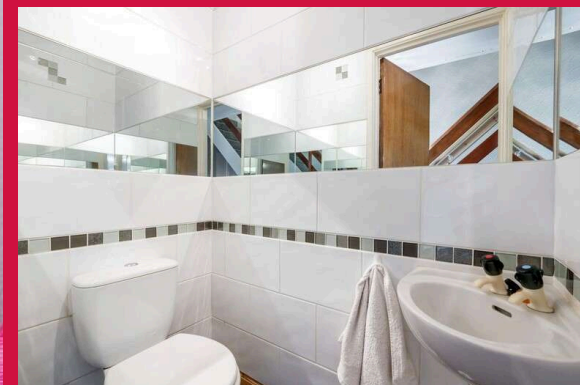


ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

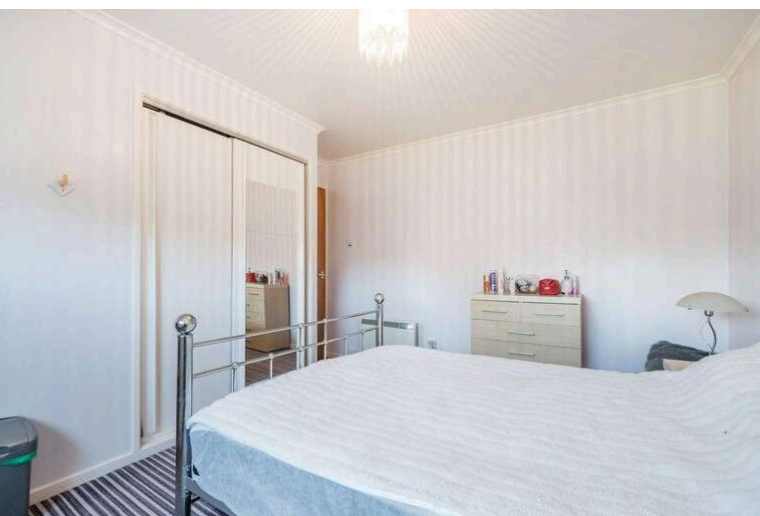
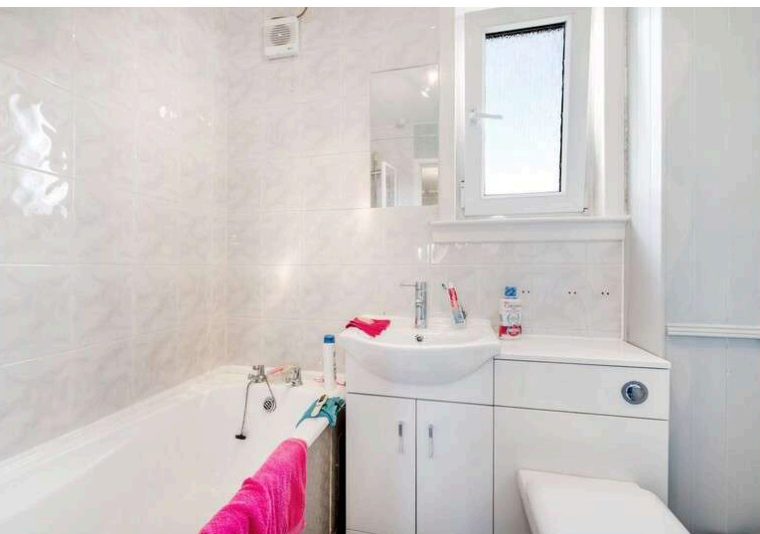


26 Thomson Place, Rosyth, KY11 2EL
Offers Over £109,000



Well proportioned mid terraced villa enjoying a pleasant location with a grass amenity area to the front.

Entrance hall, Downstairs WC, Lounge, Breakfasting kitchen, 3 Double bedrooms, Bathroom. Double glazing. Electric heating. Gardens to front and rear. Ideal family home. Requires some general modernisation. EPC - E



LOCATION

Thomson Place forms part of a very popular residential development of Rosyth, conveniently for local shops and other amenities. The railway stations at Inverkething and Rosyth (with regular services to Edinburgh, South Gyle and all other stops on the Fife Circle) are within easy reach. This articular property is well placed for access to the M90 together with Rosyth Europarc and other centres of employment in south-west Fife and The Lothians. There are regular bus services to Dunfermline where a more extensive range of shopping and leisure facilities is to be found. There are several local primary schools and are all readily accessible whilst older children attend Inverkeithing or Dunfermline High Schools.

PROPERTY

- Hall
- Downstairs WC
- Lounge
- Spacious breakfasting kitchen
- 3 Bedrooms
- Bathroom
- Double glazing /electric white meter heating
- Gardens to front and rear
- Requires some general modernisation

ACCOMMODATION

Entrance Hall

With doors to lounge, kitchen, WC and stairs to upper level. Two storage cupboards.

WC 1.50 m x 0.80 m / 4'11" x 2'7"

Handy addition to a family home. Front.

Lounge

A good sized room. Rear.

Breakfasting Kitchen 3.90 m x 3.20 m / 12'10" x 10'6"

This is a superbly proportioned breakfasting kitchen.

Bedroom 1 3.80 m x 3.50 m / 12'6" x 11'6"

The main bedroom is a good size and has a double built in wardrobe with sliding doors. Rear.

Bedroom 2 3.50 m x 2.90 m / 11'6" x 9'6"

Another double bedroom also has a double built in wardrobe with sliding doors. Front.

Bedroom 3 2.90 m x 2.40 m / 9'6" x 7'10"

The third bedroom has a built in wardrobe with sliding doors. Rear.

Bathroom 2.00 m x 1.70 m / 6'7" x 5'7"

The bathroom is fitted with a white suite with a shower set over the bath. Front.

Gardens

There are areas of garden ground to the front and rear. The front garden features a small area of artifical lawn whilst the larger rear garden comprises an area of lawn with a decked sitting area. The gardens are enclosed by fencing and hedging.

Landing

With doors to 3 bedrooms and bathroom. Built in storage with sliding doors.

PARKING

There is ample parking in the area

HEATING

The property has electric white meter heating.

GLAZING

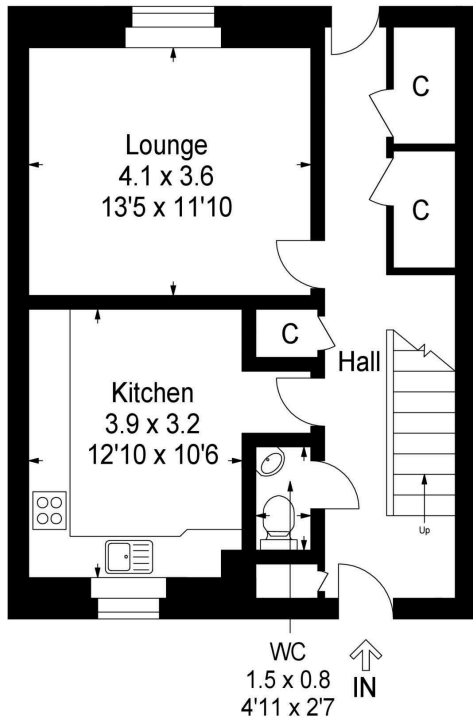
The property is double glazed.

EXTRAS

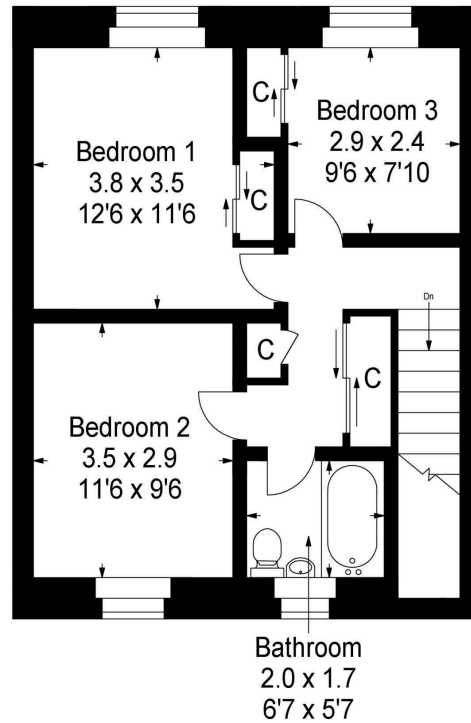
All the carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.



Ground Floor



First Floor



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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VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Alan Dear at Ross & Connel on 01383 721156

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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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