



**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

**10 Kings Road, Rosyth, KY11 2SP**  
Offers Over £149,000



Well proportioned semi detached villa enjoying an extremely convenient location close to railway station, motorway links and all local amenities. Entrance hall, Lounge, Dining room, Kitchen, 3 Double bedrooms, Bathroom. Double glazing. Gas central heating. Lovely gardens to front and rear. Timber garage. Driveway offering parking for several cars. Requires some modernisation and upgrading. Ideal family home. Popular property type.

EPC- D

## 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. This particular property is within 5 minutes walk to Tesco and Rosyth Halt railway station.

## PROPERTY - SEMI DETACHED VILLA

- Entrance Hall
- Lounge
- Dining room
- Kitchen
- 3 Double bedrooms
- Bathroom
- Double glazing / Gas central heating
- Lovely gardens
- Timber Garage
- Long driveway
- Ideal family home
- Much sought after location

## ACCOMMODATION

### Entrance Hall

With doors to lounge and dining room. Stairs to upper level. Storage cupboard.

### Lounge 4.60 m x 3.90 m / 15'1" x 12'10"

This is a good sized lounge. Door to kitchen. Front.

### Dining Room 3.50 m x 3.50 m / 11'6" x 11'6"

Another good sized public room which could also be used as a fourth bedroom is required. Front.

### Kitchen 3.20 m x 2.40 m / 10'6" x 7'10"

The kitchen is located to the front of the property. Two storage

cupboards. Door to garden.

### Landing

With doors to 3 bedrooms and bathroom. Access to loft. Storage cupboard.

### Bedroom 1 4.20 m x 3.60 m / 13'9" x 11'10"

A good sized double bedroom. Storage cupboard. Front.

### Bedroom 2 3.60 m x 3.20 m / 11'10" x 10'6"

Another well proportioned double bedroom. Front.

### Bedroom 3 3.50 m x 3.20 m / 11'6" x 10'6"

The third double bedroom is located to the rear.

### Bathroom 2.40 m x 2.00 m / 7'10" x 6'7"

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

### Gardens

The property has well maintained areas of garden ground to the front and rear. The rear garden comprises a large area of lawn with borders for general planting. The rear garden is fully enclosed by fencing and hedging offer a very child and pet safe environment.

### GARAGE/DRIVEWAY

There is a timber garage which is accessed via a long monoblock driveway.

### HEATING

There is gas central heating.

### GLAZING

The property has double glazing.

### EXTRAS

All the fitted 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.













## VIEWING

Contact Ross & Connel on 01383 721156 -  
At weekends call 07450982727

## 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 on 01383 721156

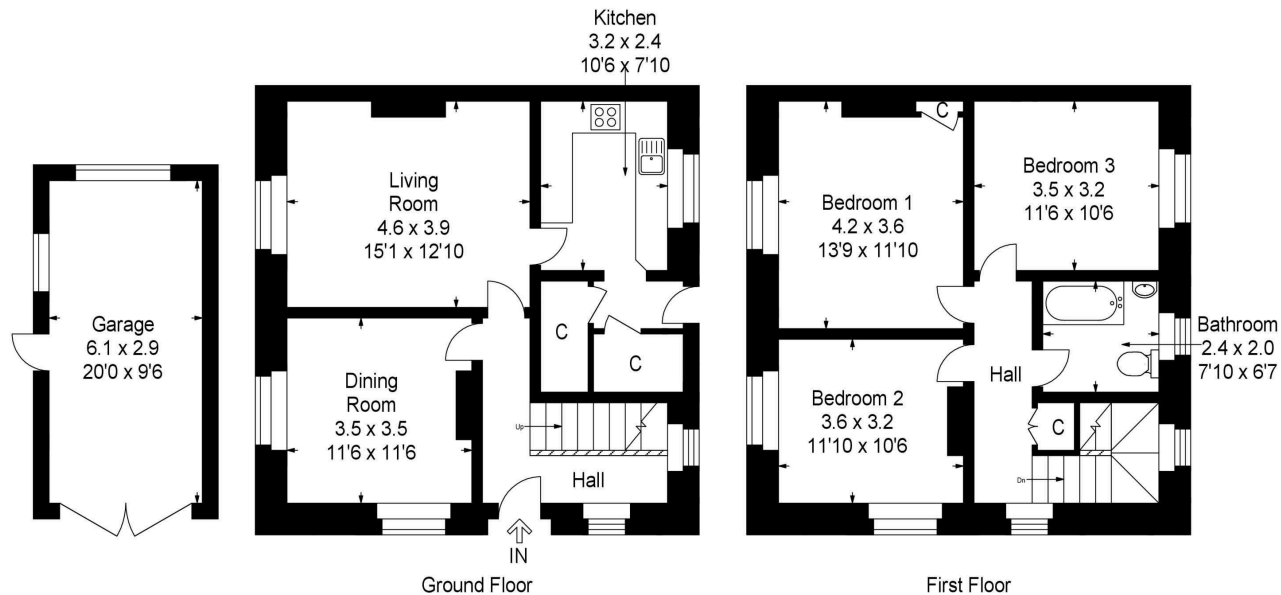
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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**VistaBee**  
DIGITAL CONTENT CREATION

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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