

**ROSS & CONNELL**



**4 Daniel Place, Rosyth, KY11 2UA**  
**Offers Over £119,000**





Well proportioned mid terraced villa set within a much sought after and well established residential area. Entrance Hall, Lounge, Breakfasting kitchen, 3 Double bedrooms, Bathroom. Double glazing. Electric heating. Neat gardens to front and rear. Ample residents parking. Excellent family home. Good storage accommodation. Requires general modernisation. EPC - E.



## 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 property is within 10 minutes walk to Tesco and Rosyth Halt railway station.

## PROPERTY - MID TERRACED VILLA

- Entrance hall
- Lounge
- Kitchen
- 3 Double bedrooms
- Bathroom
- Gardens to front and rear
- Double glazing
- Electric heating
- Requires general modernisation
- Superb family home
- Great potential
- Sought after property type

## ACCOMMODATION

### Entrance Hall

A spacious hall with a large storage cupboard off. Doors to lounge and kitchen. Stairs to upper level.

### Lounge 5.50 m x 3.30 m / 18'1" x 10'10"

This is a bright and well proportioned lounge with a twin aspect to the front and rear.

### Kitchen 3.70 m x 3.20 m / 12'2" x 10'6"

This is a good sized kitchen. Two storage cupboards. Rear.

## Landing

With doors to 3 bedrooms and bathroom.

### Bedroom 1 3.70 m x 3.30 m / 12'2" x 10'10"

This is a well proportioned double bedroom. Front.

### Bedroom 2 2.70 m x 1.90 m / 8'10" x 6'3"

Another good sized double bedroom. Storage cupboard. Front.

### Bedroom 3 2.80 m x 2.30 m / 9'2" x 7'7"

This third bedroom enjoys the benefit of full width built in wardrobes. Rear.

### Bathroom 2.40 m x 1.70 m / 7'10" x 5'7"

Fitted with a white suite. Rear.

## Gardens

This property boasts areas of garden ground to the front and rear. The front garden comprises two areas of red chips for ease of maintenance and ideal for pots. The larger rear garden comprises a red chipped area, a monoblock area, a patio and is enclosed by walling and fencing.

## PARKING

There is ample residents parking in the area.

## HEATING

The property has electric heating.

## GLAZING

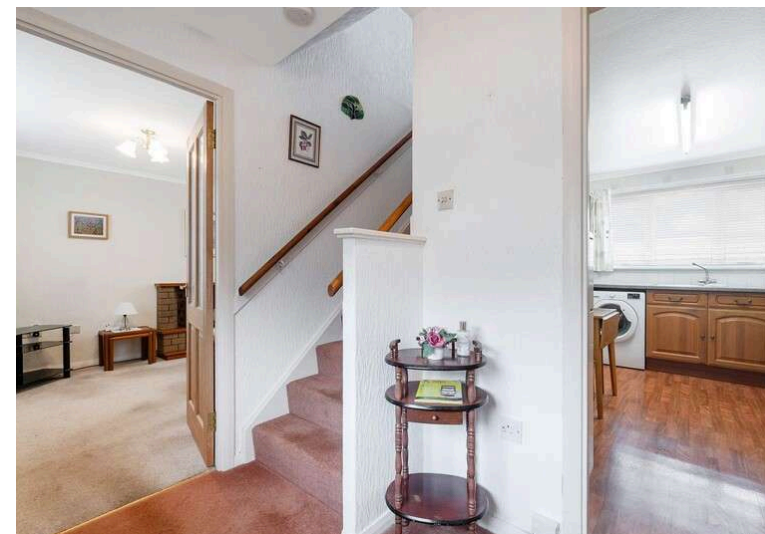
The property is double glazed.

## EXTRAS

All the fitted carpets, curtains, blinds and washing machine are included in the sale price.

## HOME REPORT

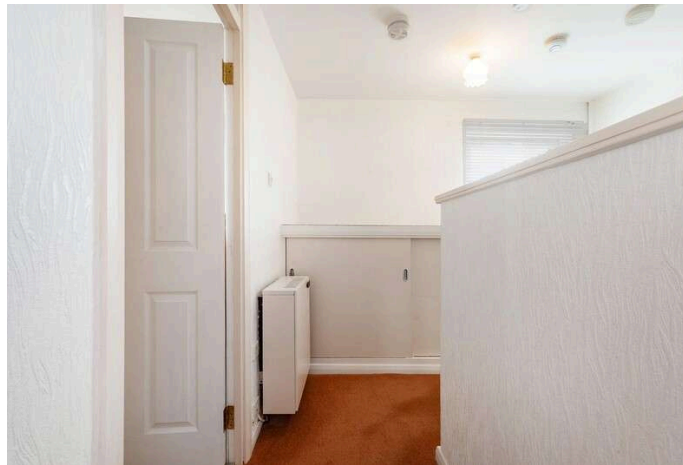
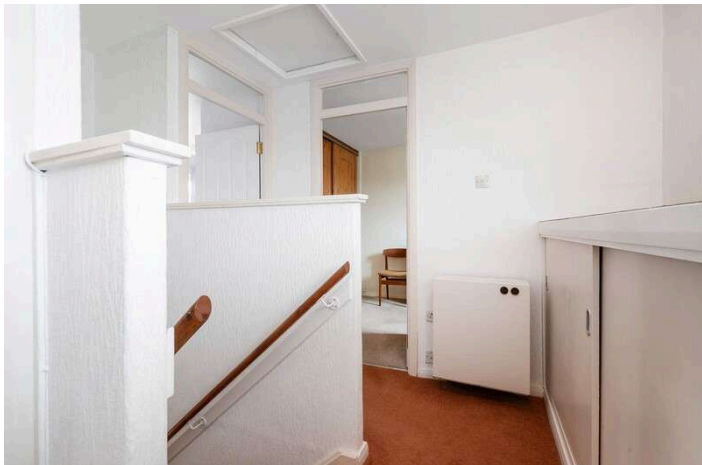
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.





















### VIEWING

Contact Ross & Connel on 01383 721156

### 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 us at Ross & Connel on 01383 721156

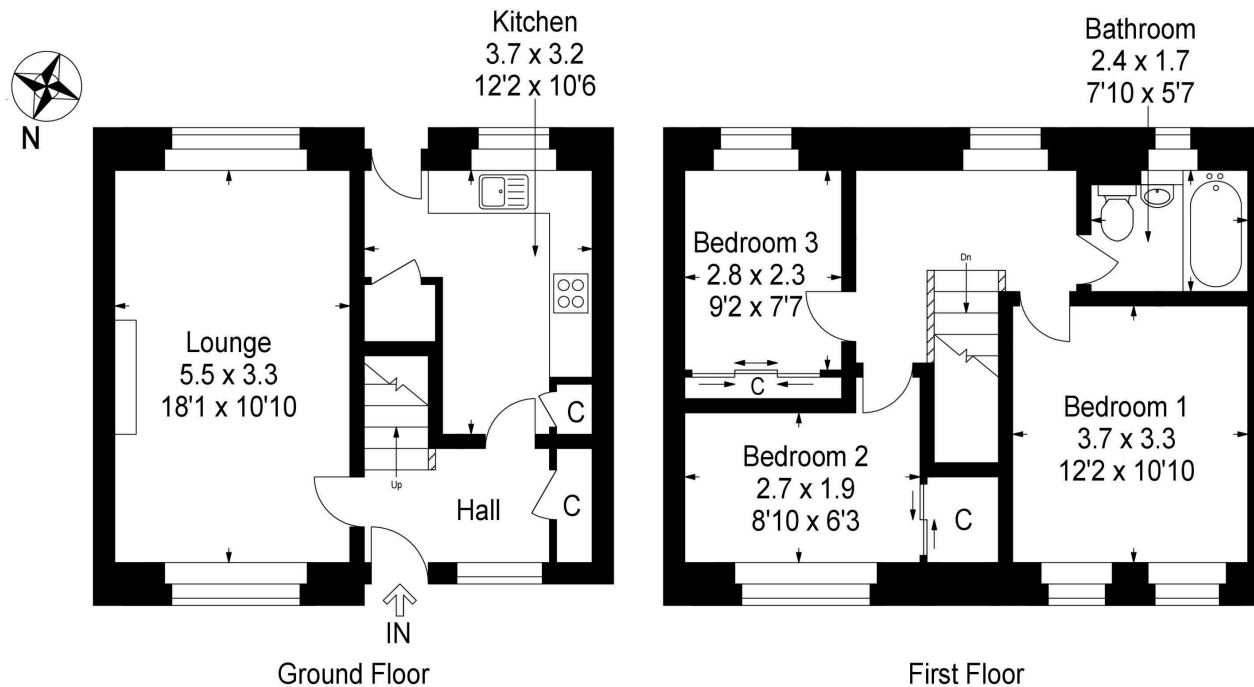
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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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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