

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



45 Sherbrooke Road, Rosyth, KY11 2YP
Offers Over £154,000



Well proportioned mid terraced villa offering excellent family accommodation in a much sought after area. Entrance hall, Downstairs WC, Lounge, Dining room, Kitchen, 4 Double bedrooms, Box room/study, Bathroom (Jacuzzi bath). Gardens to front and rear. Double glazing. Gas central heating. Modern decor. Good storage accommodation. Move in condition. Rarely available. Flexible accommodation. EPC - D

LOCATION

Rosyth is an excellent commuter base for those travelling by rail or car with an excellent road network and train station within close proximity. Rosyth has good local amenities and is also just a short distance from Dunfermline town centre. This property is set in an excellent commuter base for those travelling by road or rail and there is the added bonus of having the Ferry Toll Park and Ride a short drive off at Inverkeithing where primary and secondary schools are also located.

PROPERTY - MID TERRACED VILLA

- Entrance Hall
- Downstairs WC
- Lounge
- Dining room
- Attractive kitchen
- 4 Double bedrooms
- Box room / study
- Bathroom with jacuzzi bath
- Double glazing
- Gas central heating
- Gardens to front and rear
- Modern decor

ACCOMMODATION

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

Fitted with a white suite. Front.

Lounge 6.60 m x 3.20 m / 21'8" x 10'6"

This is an attractive, bright and well proportioned room which features a modern feature fireplace. Door to rear hall.

Rear Hall

Door to garden, lounge and dining room.

Dining Room 4.10 m x 2.90 m / 13'5" x 9'6"

This lovely room is presently used as a dining room but could easily be used as a bedroom. Rear.

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

Fitted with modern floor and wall units. Front.

Landing

With doors to 4 bedrooms, box room/study and bathroom.

Bedroom 1 3.30 m x 3.20 m / 10'10" x 10'6"

A well proportioned bedroom. Front.

Bedroom 2 3.20 m x 3.20 m / 10'6" x 10'6"

Another good sized double bedroom, which has a double built in wardrobe. Rear.

Bedroom 3 3.20 m x 2.40 m / 10'6" x 7'10"

The third bedroom is also of double proportions. Rear.

Bedroom 4 3.30 m x 3.20 m / 10'10" x 10'6"

This is a good sized double bedroom. Two storage cupboards. Front.

Box room / Study 2.10 m x 1.50 m / 6'11" x 4'11"

This is a handy area which can be used for a variety of purposes. Rear.

Bathroom 2.40 m x 2.20 m / 7'10" x 7'3"

An attractive bathroom which has been refitted with a modern white suite incorporating a jacuzzi bath and a shower set over the bath. Attractive wet wall panelling. Storage cupboard. Front.

Gardens

The property has neatly presented gardens to the front and rear. The front garden comprises 2 areas of lawn with well stocked borders. The rear garden is mainly laid in patio slabs for ease of maintenance. The rear garden is fully enclosed by fencing. Handy toolshed.

HEATING

The property has gas central heating.

GLAZING

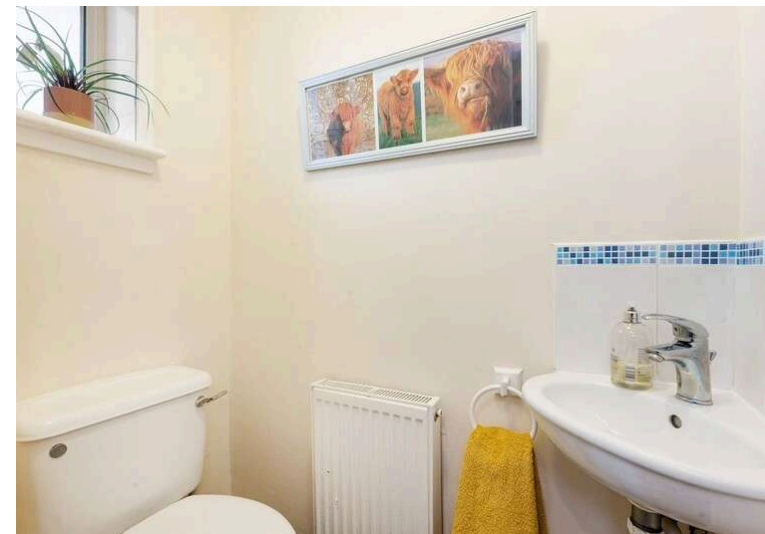
The property has double glazing.

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.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

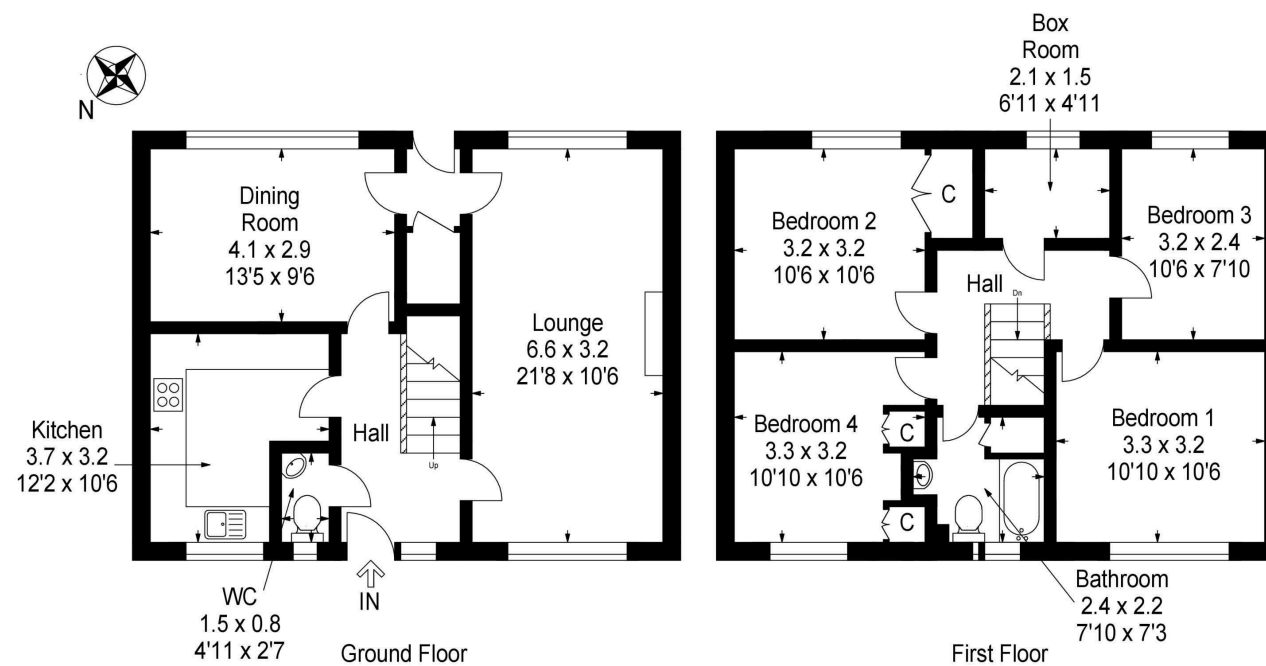
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

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



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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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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