



# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*

**159 Admiralty Road, Rosyth, KY11 2BP**  
**Offers Over £180,000**





Well proportioned and extended semi detached villa offering excellent family accommodation in the much sought after commuter town of Rosyth. Close to all local amenities. Entrance hall, Lounge, Kitchen, Utility room, Downstairs shower room, 3 Double bedrooms, Bathroom. Double glazing. Gas central heating. Generously proportioned gardens. Timber garage with good sized off street parking area to the rear. Flexible accommodation. Fresh decor. 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, Rosyth Halt Railway station is within walking distance. Rosyth also boasting the Europarc and Ferry Service to the Continent. 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

## PROPERTY - SEMI DETACHED VILLA

- Hall
- Lounge
- Kitchen
- Utility room
- Shower room
- 3 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Fresh decor
- Well proportioned gardens
- Garage and off street parking area to the rear

## ACCOMMODATION

### Hall

With doors to lounge and bedroom 3. Stairs to upper level.

### Lounge 3.80 m x 3.80 m / 12'6" x 12'6"

A good sized room. Door to kitchen. Front.

### Kitchen 3.80 m x 2.50 m / 12'6" x 8'2"

Fitted with modern floor and walls units. Door to utility room. Rear.

### Utility Room 4.02 m x 1.60 m / 13'2" x 5'3"

This is a very handy area. Fitted with modern floor and wall units. Rear. Door to shower room. Door to garden.

### Shower Room 1.90 m x 1.60 m / 6'3" x 5'3"

This is a superb addition to any family home. Fitted with a modern white suite. Rear.

### Bedroom 3 3.30 m x 3.00 m / 10'10" x 9'10"

A good sized double bedroom. Front.

### Landing

With doors leading to the 2 bedrooms and bathroom. Access to loft (which may offer conversion potential).

### Bedroom 1 4.00 m x 3.80 m / 13'1" x 12'6"

A well proportioned double bedroom. Front.

### Bedroom 2 3.30 m x 3.00 m / 10'10" x 9'10"

Another spacious double bedroom. Rear.

### Bathroom 2.70 m x 1.60 m / 8'10" x 5'3"

Fitted with a white suite. Rear.

### Garden

The property has well proportioned areas of garden ground to the front and rear. The front garden co comprises an area of lawn with borders for general planting. Path to rear garden. The larger rear garden comprises several areas of lawn with general borders for planting and is enclosed by hedging. Access to the garage and a good sized off street parking area, space for small caravan. Planters. Garden shed.

### GARAGE/DRIVEWAY

There is a timber sectional garage located to the rear of the property. There is also a good size parking area, which would easily store a small caravan. The garage is accessed just off Norval Place.

### HEATING

The property enjoys gas central heating.

### GLAZING

The property has double glazing.

### EXTRAS

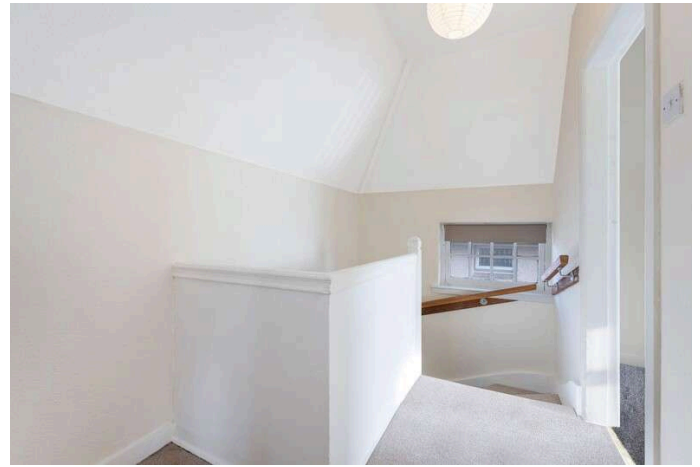
All the fitted carpets and blinds are included in the sale price.



















## 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

## HOME REPORT

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

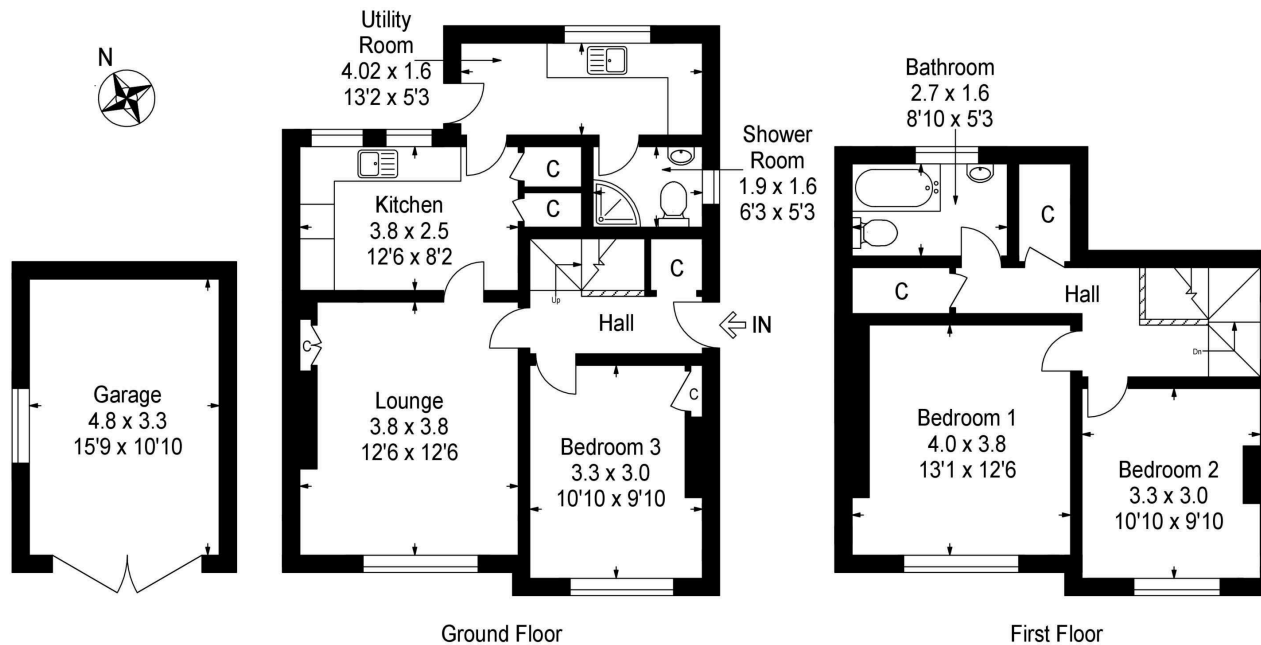
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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