

A photograph of a two-story semi-detached house. The house has a brown tiled roof and a light-colored, textured exterior. There are several windows with dark frames, some with white curtains. A large green tree is in the foreground on the right side. The house is situated on a street with a sidewalk and a road. The sky is blue with some clouds.

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

57 Kings Crescent, Rosyth, KY11 2RT
Offers Over £115,000



End terraced villa enjoying a very convenient location close to schools and commuter links. Entrance hall, Lounge, Breakfasting kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Garage. Requires modernisation and upgrading. Great potential. Early viewing is a must. 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, 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 - END TERRACED VILLA

- Entrance hall
- Lounge
- Dining kitchen
- Rear porch
- 2 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front, side and rear
- Requires modernisation and upgrading
- Great potential

ACCOMMODATION

Hall / Landing

With door to lounge and stairs to upper level.

Lounge 4.00 m x 4.00 m / 13'1" x 13'1"

The lounge features a living flame electric fire. Door to Front.

Breakfasting Kitchen

This is a good sized breakfasting kitchen. Door to rear porch. Rear.

Dining Kitchen 5.00 m x 2.50 m / 16'5" x 8'2"

This is a good sized breakfasting kitchen. Door to rear porch. Rear.

Rear Porch 2.50 m x 1.70 m / 8'2" x 5'7"

A handy addition to the property. Door to garden.

Landing

With doors to 2 bedrooms and bathroom.

Bedroom 1 3.90 m x 3.00 m / 12'10" x 9'10"

A good sized double bedroom. Front

Bedroom 2 3.60 m x 2.40 m / 11'10" x 7'10"

The second double bedroom is also of good proportions. Rear.

Bathroom 2.50 m x 1.70 m / 8'2" x 5'7"

Fitted with a white suite. Rear.

Garden

This property has gardens to the front, side and rear.

GARAGE/DRIVEWAY

There is a single garage.

HEATING

The property has partial gas central heating. Please note there is no radiators in the lounge and kitchen.

GLAZING

The property has double glazing.

EXTRAS

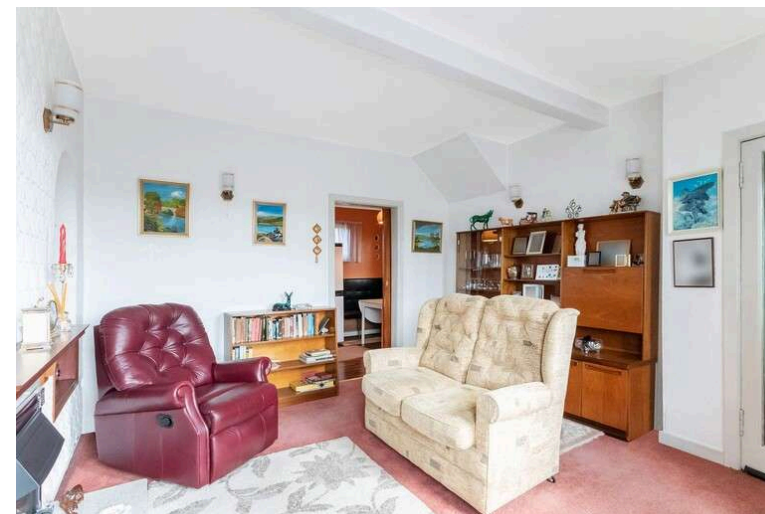
All the fitted carpets and blinds are included in the sale price. Many items of furniture are available included in the sale price.

HOME REPORT

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

SOLD AS SEEN

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers - *** Sold as Seen No Warranties/Guarantees Given***













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

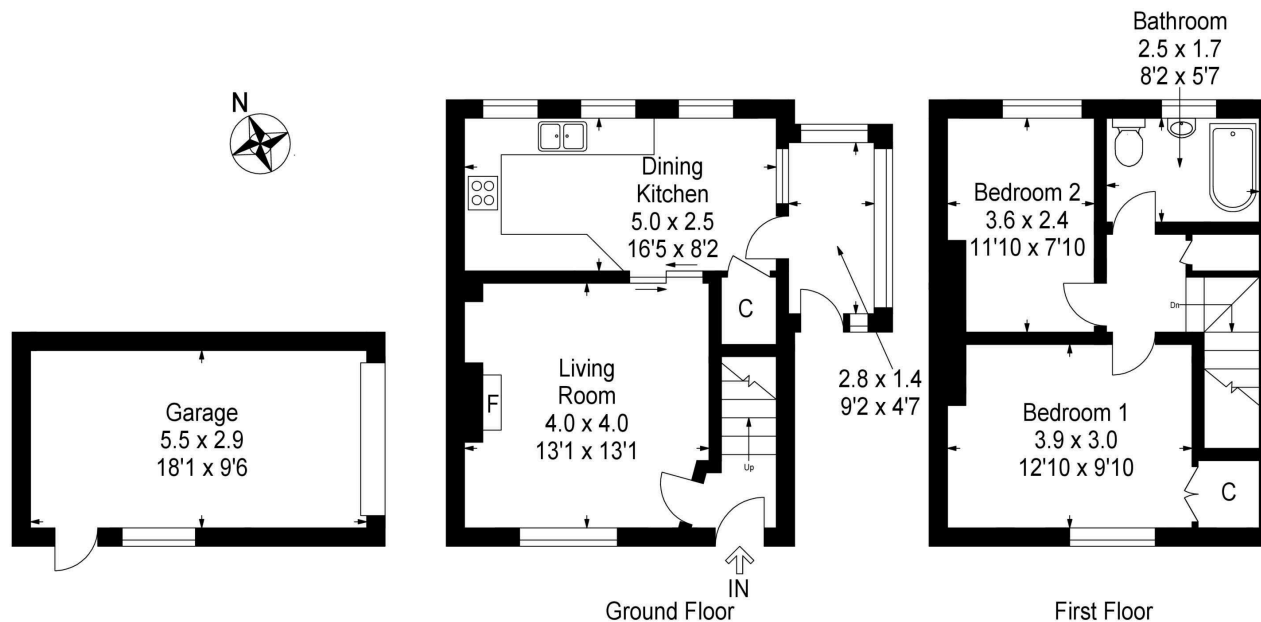
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www.rossconnel.co.uk

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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