



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

66 Primrose Lane, Dunfermline, KY11 2SJ
Offers Over £90,000



Well proportioned ground floor flat in much sought after location close to Rosyth railway halt and all local amenities. Entrance hall, Lounge, Kitchen, 2 Double bedrooms, Shower room. Double glazing. Gas central heating. Private garden to rear. Requires some modernisation and upgrading. Great potential. EPC - C. Council Tax - B. Freehold.

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 few minutes walk to Tesco and Rosyth Halt railway station.

PROPERTY - GROUND FLOOR FLAT

- Entrance hall
- Lounge (Door to garden)
- Kitchen
- 2 Double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Private garden to front
- Ideal starter home
- Sought after location

ACCOMMODATION

Hall

Doors to all apartments. Large storage cupboard.

Lounge 5.30 m x 4.20 m / 17'5" x 13'9"

This well proportioned lounge has a door leading to the garden. Sliding door to bedroom 1. Rear.

Kitchen 3.10 m x 2.60 m / 10'2" x 8'6"

Side.

Bedroom 1 3.8 m x 3.5 m / 12'6" x 11'6"

This is a well proportioned double bedroom. Rear.

Bedroom 2 3.70 m x 3.10 m / 12'2" x 10'2"

The second bedroom is also of double proportions. Side.

Shower Room 2.10 m x 1.90 m / 6'11" x 6'3"

Fitted with a white suite. Front.

Garden

There is a fully enclosed area of garden ground to the rear of the property. The garden can be accessed from the lounge.

PARKING

There is ample parking to the front of the property.

HEATING

The property has gas central heating.

GLAZING

The property has double glazing.

EXTRAS

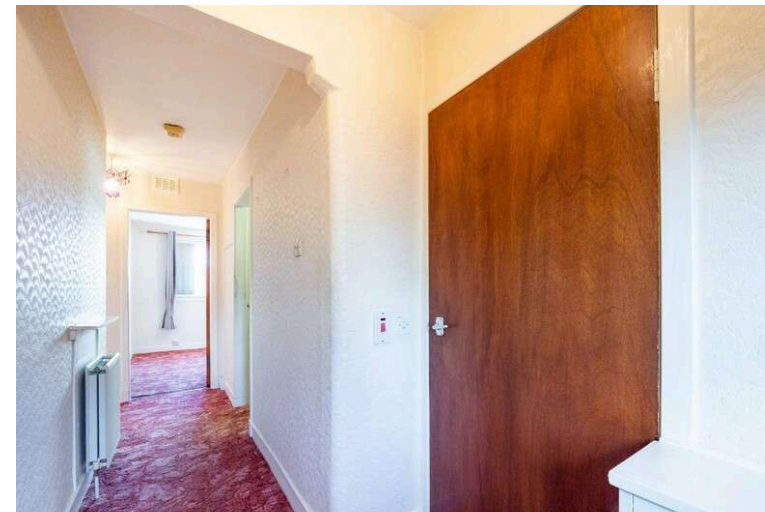
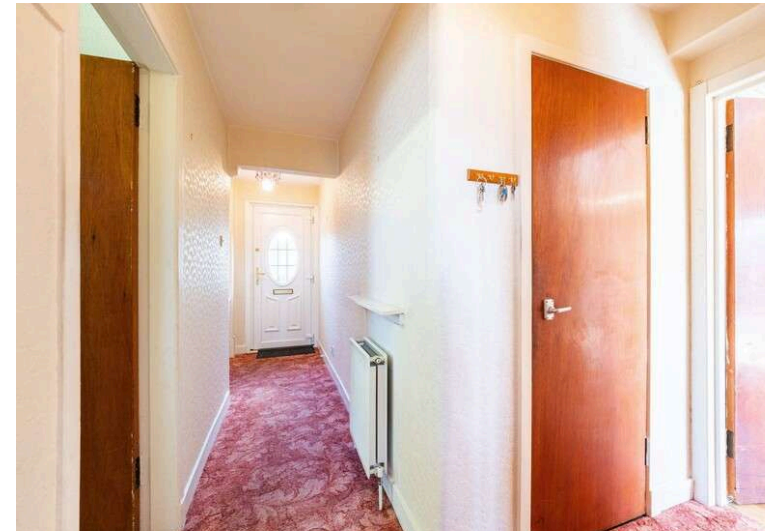
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

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

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 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

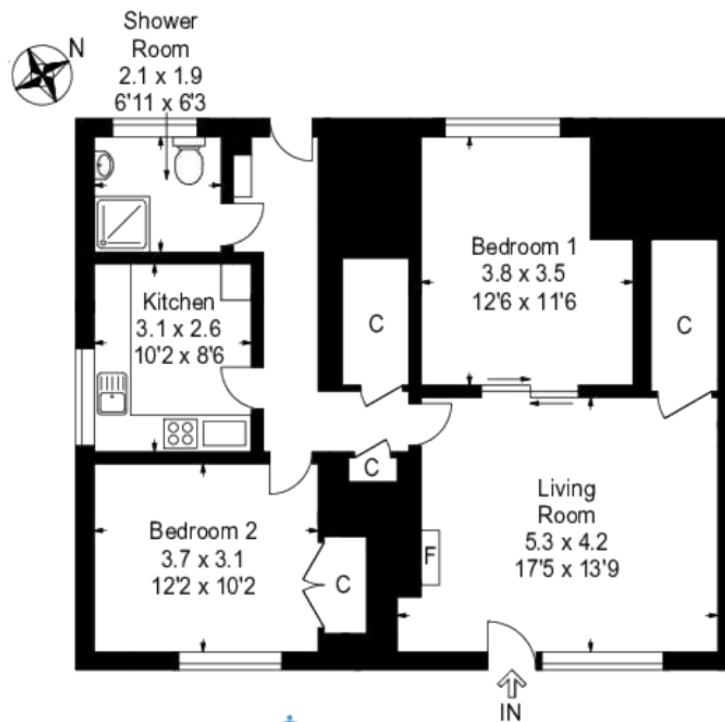
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www.rossconnel.co.uk

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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