



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

**Parkgate Apartments, 11 Parkgate, Rosyth,
KY11 2JW
Offers Over £115,000**



Rarely available first floor luxury apartment offering immaculate accommodation in move in condition and enjoying a pleasant location with an outlook over the attractive gardens and park area. Secured mutual entrance, Very well kept stair, Hall, Lounge, Stylish kitchen (appliances), 2 Double bedrooms, Smart bathroom with shower over bath. Double glazing. Gas central heating. Excellent security systems. Ample private parking. Immaculate decor. Pristine condition. New carpets. Good storage accommodation. Ideal starter/retirement home. Internal highly recommended. EPC - B. Council tax - B. Energy efficient. Free hold.

LOCATION

Parkgate Apartments enjoys a very convenient park side location in a popular and much sought after area of Rosyth. This particular development is close to all the local amenities including the health centre, library, butchers, bakers, and shops for day to day necessities. There are regular bus services to Dunfermline and Edinburgh and the property is also within easy reach of Inverkeithing and Rosyth Halt railway stations which offer excellent services to Edinburgh and the various stops on the Fife Circle. It's less than 1 mile to the motorway network which makes commuting to Edinburgh and Perth very accessible. The local primary school is within a few minutes walking distance whilst secondary schooling is provided in Inverkeithing or Dunfermline. Rosyth offers an excellent range of local shops and a more extensive range of amenities is available in Dunfermline and Edinburgh. All the main centres of employment in the area are within easy reach.

PROPERTY - FIRST FLOOR FLAT

- Very well kept mutual entrance
- Hall
- Lounge
- Stylish kitchen
- 2 Bedrooms with built in wardrobes
- Smart bathroom with shower
- Double glazing / Gas central heating
- Mutual gardens
- Ample residents parking
- Pristine decor
- New Carpets
- Move in condition
- Superb security systems including cctv

ACCOMMODATION

Mutual Entrance Stair

This mutual entrance stair is very well kept. Good lighting and carpets. Access to the property is secured by an entryphone system.

Hall

With doors to lounge, 2 bedrooms and bathroom. Storage cupboard.

Lounge 5.00 m x 3.80 m / 16'5" x 12'6"

This is a lovely bright room which has a lovely out look over gardens and park area. Rear.

Kitchen

This is a stylish fitted kitchen. Attractive corner window with open outlook. Rear.

Bedroom 1 3.00 m x 2.80 m / 9'10" x 9'2"

The bedroom enjoys the benefit of a double built in wardrobe. Side.

Bedroom 2 3.30 m x 2.70 m / 10'10" x 8'10"

The second bedroom also has a double built in wardrobe. Side.

Bathroom 2.10 m x 2.00 m / 6'11" x 6'7"

This is a very smart bathroom which is fitted with a modern white suite with shower set over the bath. Large mirror. The wash hand basin is set in a modern vanity unit with storage. Mid

Garden

This property has well maintained areas of mutual garden ground set.

PARKING

There is ample residents parking.

HEATING

Gas central heating

GLAZING

Double glazing

SECURITY SYSTEMS

The security that this property offers is second to none having an entryphone system and CCTV for added peace of mind.

FACTORING CHARGES

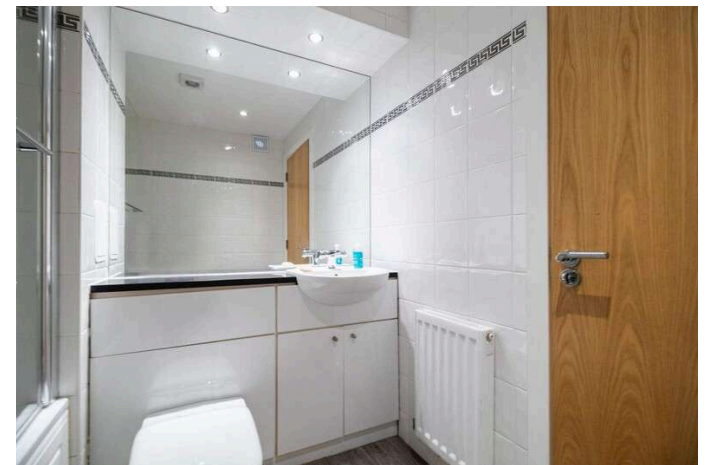
There is an annual factoring charge which covers Buildings Insurance, outside security lighting, stair lighting, and stair cleaning. It also covers maintenance and repair of the communal and gardens areas. Further information can be found in the Home Report.

EXTRAS

All the new carpets 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.

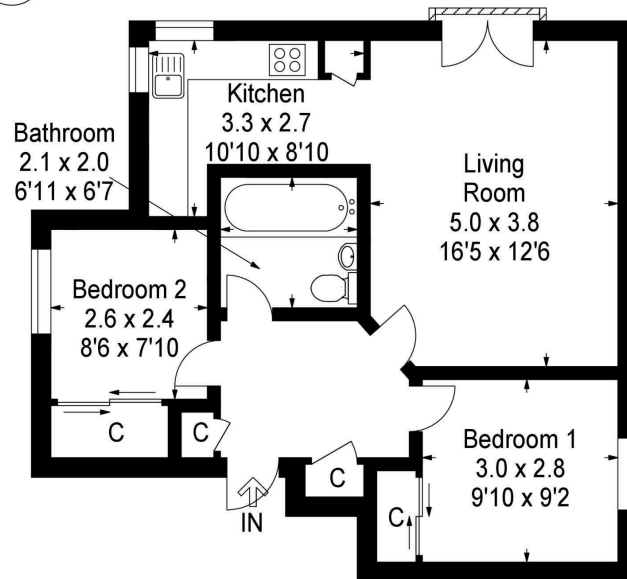
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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