

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**20 Granville Way, Rosyth, KY11 2HP**  
Offers Over £175,000



Attractive detached bungalow enjoying a pleasant location within a much sought after area. Entrance hall, Lounge/dining room, Kitchen, 3 Bedrooms, Shower room. Double glazing. Gas central heating. Gardens to front and rear. Long Driveway. Requires some modernisation and upgrading. Great potential. EPC - TBC. Council tax -TBC. Freehold. EPC Band: N/A

## 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.

## PROPERTY - DETACHED BUNGALOW

- Hall
- Lounge/dining room
- Kitchen
- 3 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Long driveway
- Requires some modernisation and upgrading
- Great potential

## ACCOMMODATION

### Entrance Hall

With doors to lounge, 3 bedrooms and bathroom. Double storage cupboard housing gas boiler and water cylinder.

### Lounge/Dining room 4.80 m x 4.20 m / 15'9" x 13'9"

With door to kitchen. Box window. Fireplace. Front.

### Kitchen 2.60 m x 2.30 m / 8'6" x 7'7"

Front

### Bedroom 1 4.20 m x 2.60 m / 13'9" x 8'6"

With double built in wardrobe. Rear.

### Bedroom 2 3.10 m x 2.10 m / 10'2" x 6'11"

Rear.

### Bedroom 3 3.10 m x 1.60 m / 10'2" x 5'3"

Rear.

### Shower Room 1.90 m x 1.70 m / 6'3" x 5'7"

The shower room has been recently been refitted with a modern white suite incorporating a vanity unit with storage cupboard. Rear.

### Garden

There are areas of garden ground to the front and rear.

### DRIVEWAY

The property benefits from a long driveway offering parking for several cars. Possibly space for a garage.

### HEATING

There is gas central heating.

### GLAZING

There is double glazing.

### EXTRAS

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

### HOME REPORT

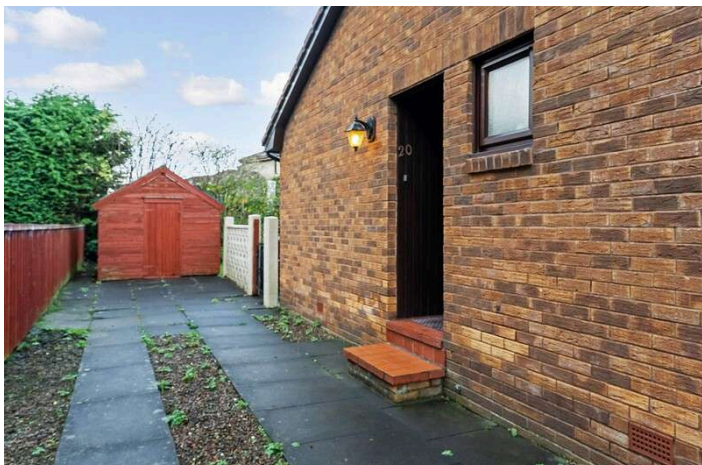
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

### 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

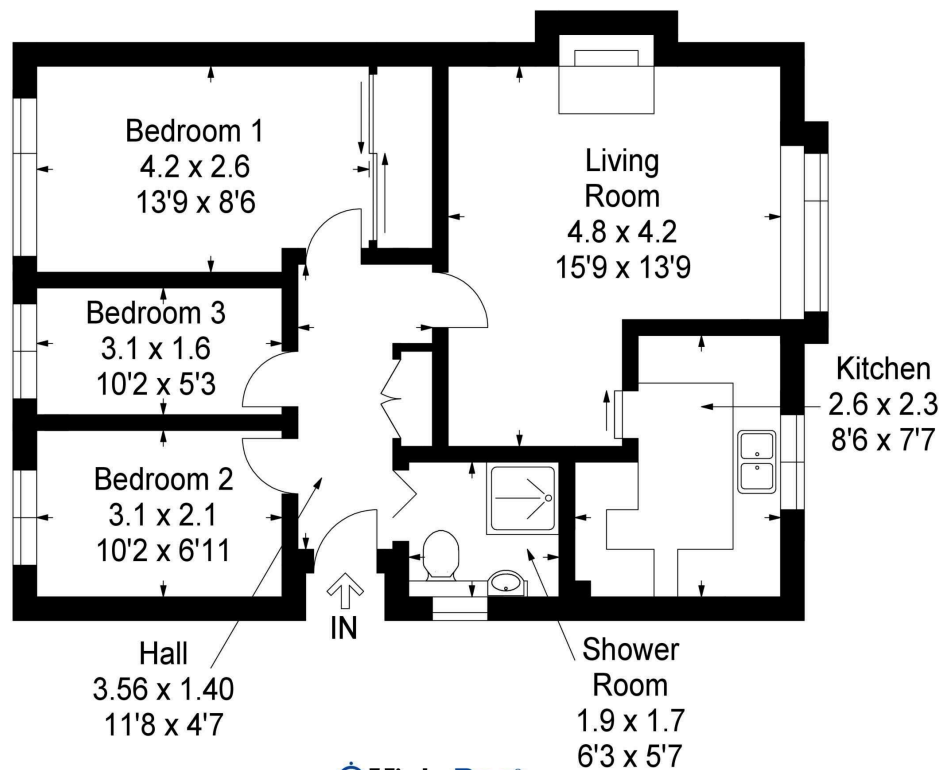
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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