



**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

**26 Aberlour Street, Rosyth, KY11 2RD**  
Offers Over £109,000



Well proportioned end terraced villa very conveniently located close to all local amenities, schools and Railway halt.

Entrance hall, Lounge, Breakfasting kitchen, 2 Double bedrooms, Shower room. Double glazing. Gas central heating. Gardens to front and rear. Off street parking. Requires some modernisation. Popular property type. Ideal starter home. EPC - D. 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, 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
- Breakfasting kitchen
- 2 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Driveway
- Requires some modernisation
- Ideal starter home
- Popular location

### ACCOMMODATION

#### Hall

With door to lounge. Stairs to upper level.

#### Lounge 4.00 m x 3.60 m / 13'1" x 11'10"

This is a good sized lounge. Door to kitchen. Front.

#### Breakfasting Kitchen

A well proportioned kitchen. Understairs storage cupboard. Door to garden. Rear.

#### Landing

Doors to 2 bedrooms and bathroom. Storage cupboard.

#### Bedroom 1 4.90 m x 2.90 m / 16'1" x 9'6"

A well proportioned double bedroom. Front.

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

Rear.

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

Fitted with a white suite. Rear.

### Gardens

The property has good sized areas of garden ground to the front and rear.

### DRIVEWAY

There is an area for off street parking to the front.

### HEATING

Gas central heating.

### GLAZING

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 - \*\*\* 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

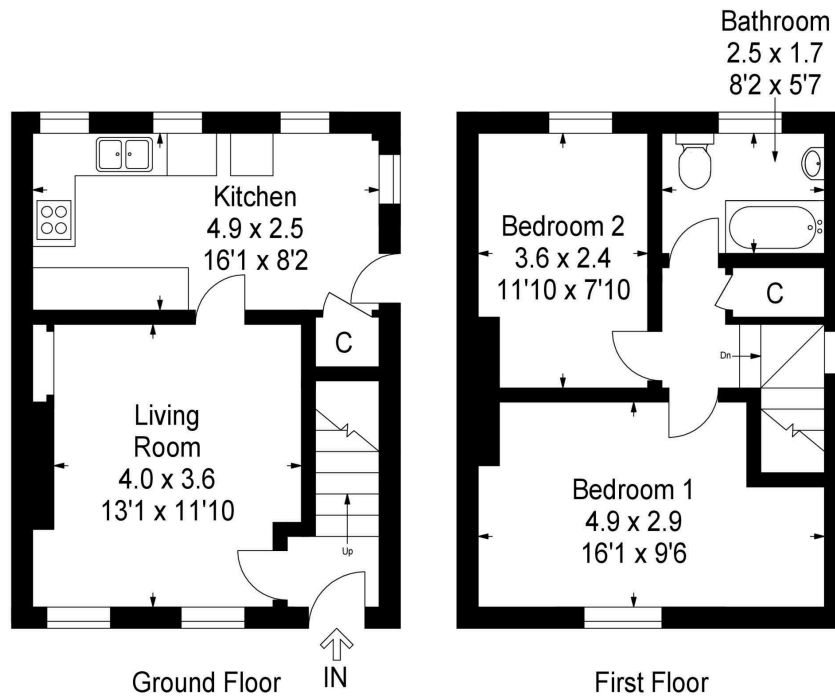
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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