
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



6 Bevan Place, Rosyth, KY11 2HR
Offers Over £184,000



Attractive detached bungalow enjoying a pleasant cul-de-sac location within a much sought after area of Rosyth. Entrance hall, Lounge/ dining room, Kitchen, 2 Double Bedrooms, Conservatory. Shower room. Double glazing. Gas central heating. Lovely gardens to front and rear. Driveway. Requires some modernisation. Great potential. Rarely available. Internal viewing essential. EPC - C. Council tax - D. 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.

PROPERTY - DETACHED BUNGALOW

- Hall
- Lounge/dining room
- Fitted Kitchen
- 2 Double bedrooms
- Conservatory
- Shower room
- Double glazing
- Gas central heating
- Garage
- Driveway
- Attractive gardens to front and rear
- Sought after property type
- Ideal starter/retirement home

ACCOMMODATION

Hall

With doors to lounge, 2 bedrooms and shower room. Double storage cupboard.

Lounge/Dining room 4.60 m x 3.70 m / 15'1" x 12'2"

This is a really good sized lounge/dining room. Door to kitchen. Front.

Kitchen 3.10 m x 2.40 m / 10'2" x 7'10"

Front

Bedroom 1 3.90 m x 2.60 m / 12'10" x 8'6"

The double bedroom is of good proportions. Built in wardrobe. Rear.

Bedroom 2 3.70 m x 2.90 m / 12'2" x 9'6"

Another well proportioned double bedroom. Door to conservatory. Rear.

Conservatory 3.50 m x 3.00 m / 11'6" x 9'10"

This is a great addition to any home. Doors to garden. Rear.

Shower Room 1.80 m x 1.70 m / 5'11" x 5'7"

Fitted with a white suite. Front.

Gardens

The property boasts attractive areas of garden ground to the front and rear.

GARAGE/DRIVEWAY

There is a single garage accessed via a slabbed driveway.

HEATING

Gas central heating.

GLAZING

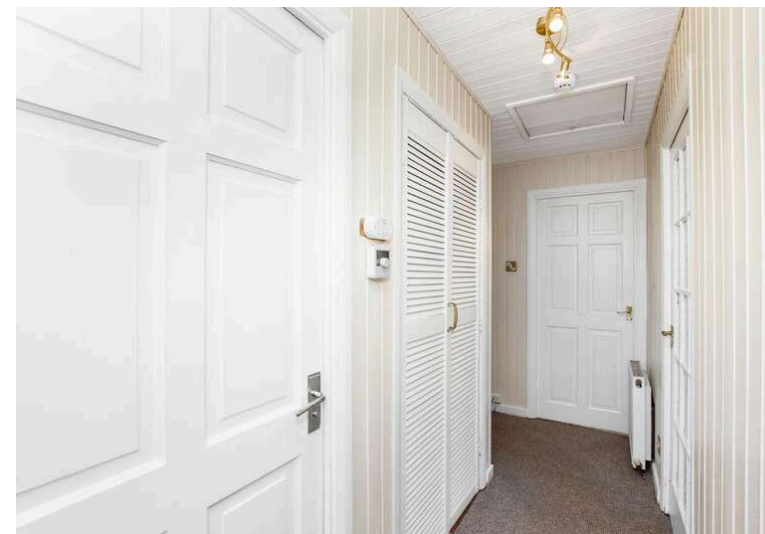
Double glazing.

EXTRAS

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

HOME REPORT

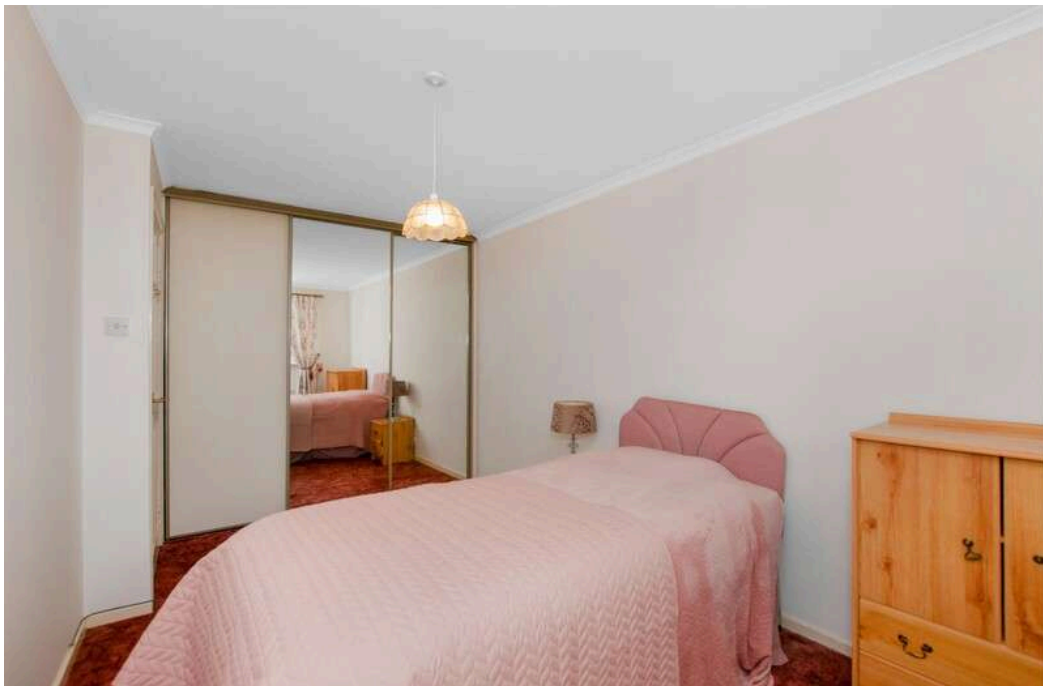
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













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 Lee-Anne Smith at Ross & Connel on 01383 721156

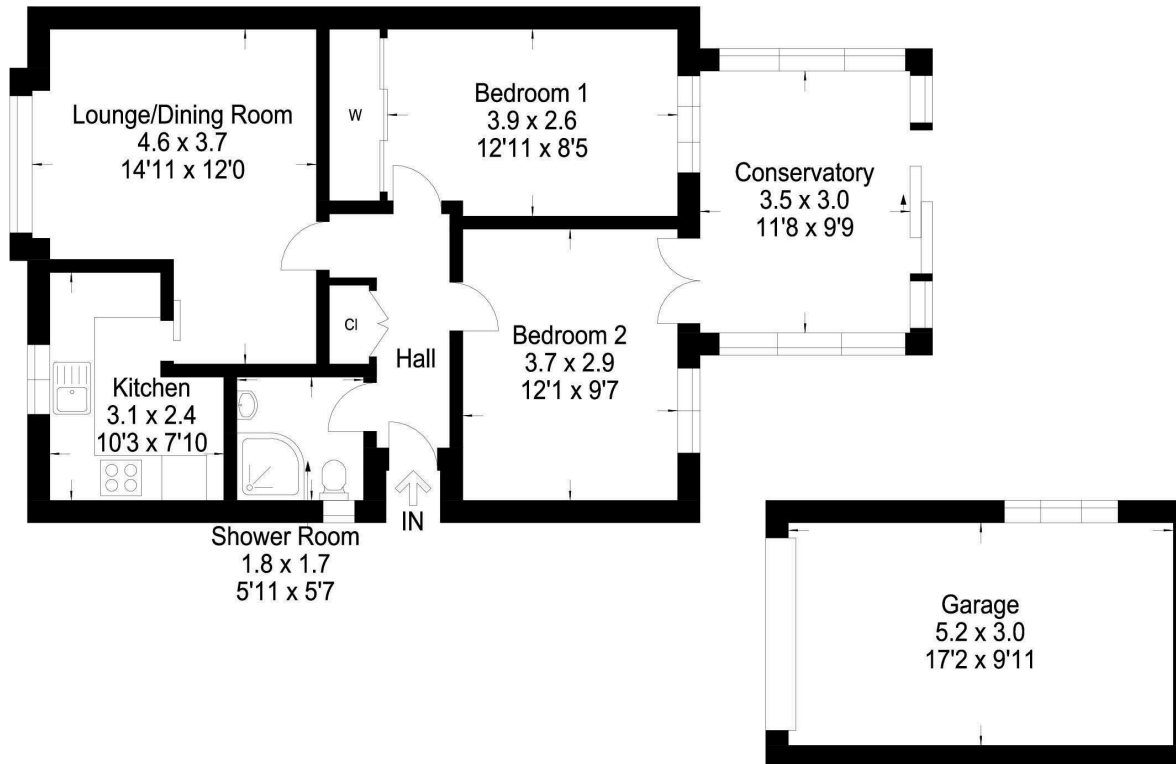
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www.rossconnel.co.uk

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: ismith@ross.connel.co.uk



VistaBee

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)

VistaBee 2024

