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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**40 Primrose Avenue, Rosyth, KY11 2SS**  
Offers Over £154,000



Well proportioned semi detached villa situated in the ever popular residential area of Camdean close to all amenities, schooling and transport links and offering excellent family accommodation. Most attractive open aspect to rear over grass amenity area. Entrance Hall, Lounge, Dining room, Kitchen, Utility/storage room, 3 Bedrooms, Shower room. Double glazing. Electric central heating (NEW). Neat gardens to front and rear. Superb family home. Well maintained. Good storage accommodation. 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 - SEMI DETACHED VILLA

- Entrance hall
- Lounge
- Dining room
- Kitchen
- Utility/storage cupboard
- 3 Bedrooms
- Bathroom
- Double glazing
- Efficient Electric heating (New)
- Excellent family home
- Neatly presented throughout
- Attractive gardens to front and rear

## ACCOMMODATION

### Entrance hall

With doors to the lounge and utility/storage cupboard. Stairs to upper level.

### Lounge 4.00 m x 3.50 m / 13'1" x 11'6"

This is a bright room which is open plan with the dining room. Front.

### Dining Room 2.60 m x 2.10 m / 8'6" x 6'11"

With door to kitchen. Attractive view of garden. Rear.

### Kitchen 3.20 m x 2.10 m / 10'6" x 6'11"

A bright kitchen well fitted with modern floor and wall units. Door to utility/storage cupboard. Door to garden. Rear.

### Utility/Storage Room

This is a very handy area which houses the brand new Vaillant hot water cylinder. Storage cupboard. Door to hall.

### Landing

With doors to 3 bedrooms and shower room. Storage cupboard.

### Bedroom 1 3.50 m x 3.00 m / 11'6" x 9'10"

This is a good sized double bedroom. Front.

### Bedroom 2 3.50 m x 3.00 m / 11'6" x 9'10"

Another good sized double bedroom. Most attractive open outlook to the rear over grass amenity area towards Queensferry Bridge. Rear.

### Bedroom 3 3.10 m x 2.10 m / 10'2" x 6'11"

The third bedroom is also of good proportions and enjoys the attractive outlook. Storage cupboard. Rear,

### Shower Room 2.40 m x 2.10 m / 7'10" x 6'11"

The shower room is fitted with a modern white suite incorporating a shower set in a shower compartment. The wash hand basin is set in a vanity unit with storage cupboards. Extensively tiled. Rear.

## HEATING

This property enjoys the benefit of a brand new electric heating system based on the Vaillant aroTHERM plus heat pump located to the side of the property.

The aroTHERM air/water heat pump uses heat from the air outside making it the perfect solution for heating your home. With high quality manufacturing, the aroTHERM is a reliable and efficient way to heat your home with an energy efficiency class of A++.

## GLAZING

Double glazing.

## EXTRAS

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

## HOME REPORT

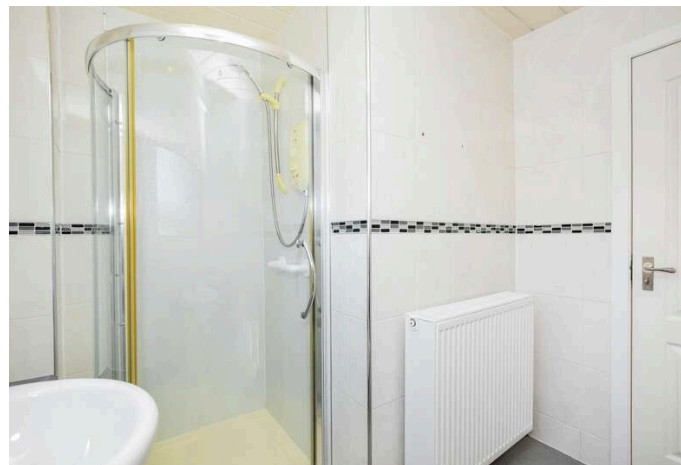
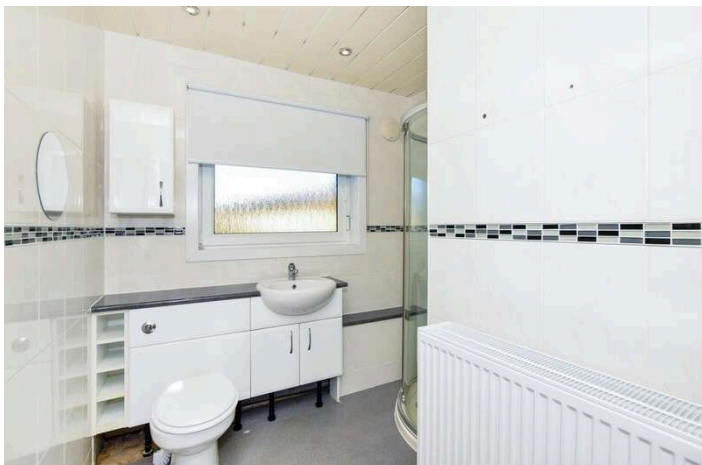
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

## SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. 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 Lee-Anne Smith at Ross & Connel on 01383 721156

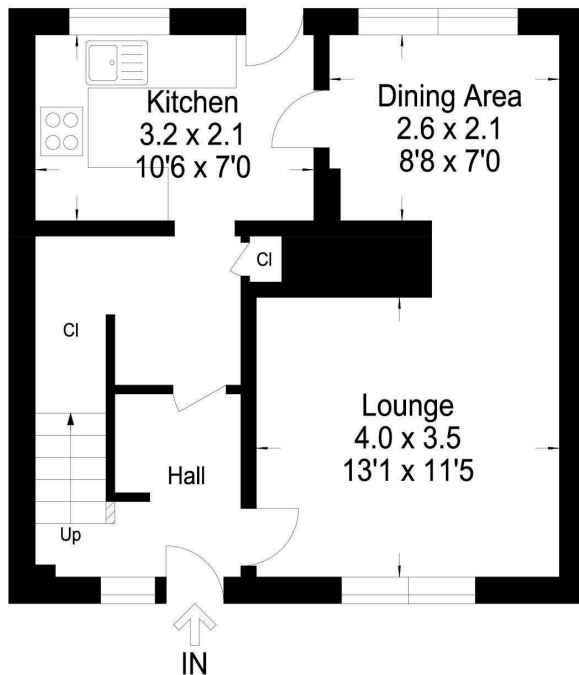
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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

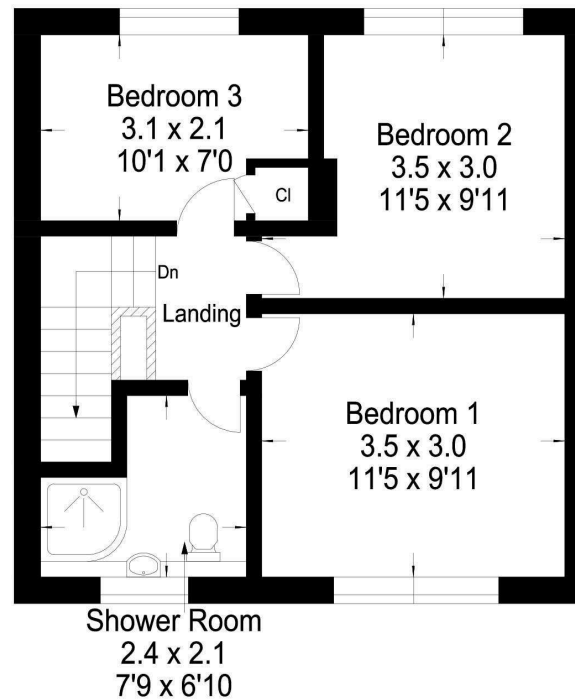
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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Ground Floor



First Floor

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

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