

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



251 Admiralty Road, Rosyth, KY11 2BW
Offers Over £109,950



Mid terraced villa requiring full modernisation and upgrading enjoying a very convenient location close to all local amenities, schools and transport links.

Entrance hall, Lounge, Dining kitchen, 2 Double Bedrooms, Shower room. Double glazing. Gas central heating. Gardens to front and rear. Ideal starter/ family home. Great potential. Popular. 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.

PROPERTY - MID TERRACED VILLA

- Hall
- Lounge
- Dining kitchen
- 2 Double Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Requires modernisation and upgrading
- Great potential

ACCOMMODATION

Hall

With door to lounge and stairs to upper level.

Lounge 3.68 m x 3.75 m / 12'1" x 12'4"

This is a good sized lounge. Front.

Dining Kitchen

A good sized kitchen. Rear.

Landing

With doors to 2 bedrooms and bathroom.

Bedroom 1 4.96 m x 2.87 m / 16'3" x 9'5"

This is a well proportioned double bedroom. Front.

Bedroom 2 2.45 m x 3.34 m / 8'0" x 10'11"

The second bedroom is also of double proportions. Rear.

Shower Room 2.41 m x 1.69 m / 7'11" x 5'7"

Fitted with a white suite. Rear.

Gardens

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

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

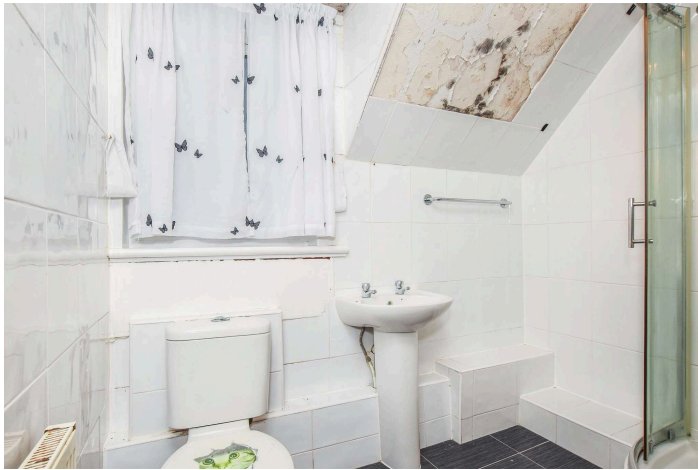
All carpets and blinds are included in the sale price.

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

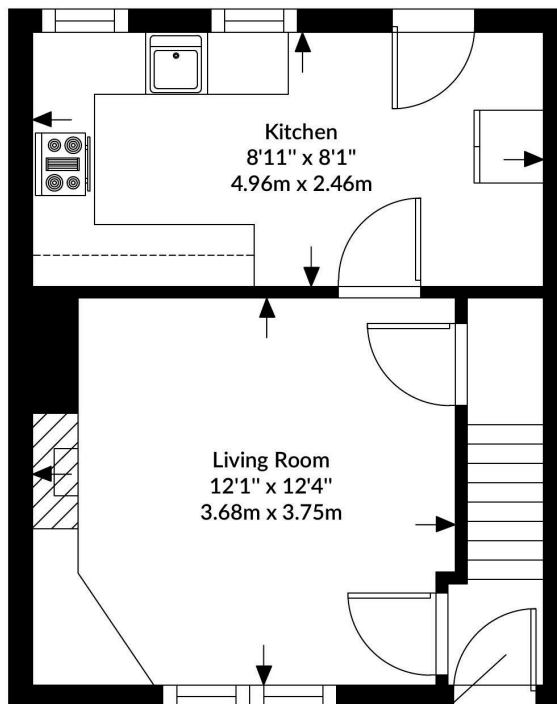
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www.rossconnel.co.uk

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

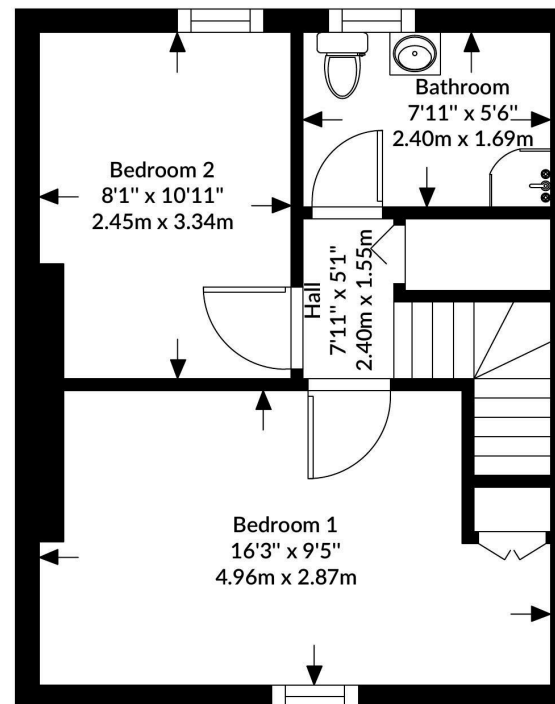
The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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FLOOR 1

Hall
3'1" x 3'3"
0.93m x 0.98m



FLOOR 2

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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