

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



61 Syme Place, Rosyth, KY11 2SQ
Offers Over £129,950



Most attractive mid terraced villa offering ideal starter/family accommodation located in a very popular residential area. Entrance Hall, Downstairs WC, Lounge, Dining kitchen, 2 Double bedroom, Bathroom (Shower). Double glazing. Gas central heating. Attractive garden to rear. Modernised to a very good standard. Neatly presented throughout. Modern decor. Move in condition. Ideal buy to let investment. EPC - C . Council Tax - B. Freehold.

LOCATION

Rosyth is a very 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 - MID TERRACED VILLA

- Hall
- Downstairs WC
- Lounge
- Dining Kitchen
- 2 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Attractive garden to rear
- Modern decor
- Move in condition

ACCOMMODATION

Hall

With doors to the lounge, Kitchen and downstairs WC. Stairs to upper level.

Downstairs WC 1.56 m x 1.89 m / 5'1" x 6'2"

This is a superb addition to any family home. Fitted with a modern white suite. Front.

Lounge 3.09 m x 4.17 m / 10'2" x 13'8"

This is a lovely bright and well proportioned lounge. Archway to large storage space. Rear.

Dining Kitchen 4.24 m x 3.26 m / 13'11" x 10'8"

A well proportioned kitchen which is fitted with modern floor and wall units. Storage cupboard. Door to garden. Rear.

Landing

With doors to 2 bedrooms and bathroom. Ample storage cupboards.

Bedroom 1 3.73 m x 3.23 m / 12'3" x 10'7"

This is a bright, spacious bedroom. Rear.

Bedroom 2 3.47 m x 3.23 m / 11'5" x 10'7"

Another good sized double bedroom. Rear

Bathroom 2.15 m x 1.94 m / 7'1" x 6'4"

The is a very stylish bathroom which has been refitted with a modern white suite incorporating a shower set over the bath and built in vanity unit with storage. Front

Garden

There is an attractive, easily maintained area of garden ground to the rear. Fully enclosed by fencing.

HEATING

Gas central heating.

GLAZING

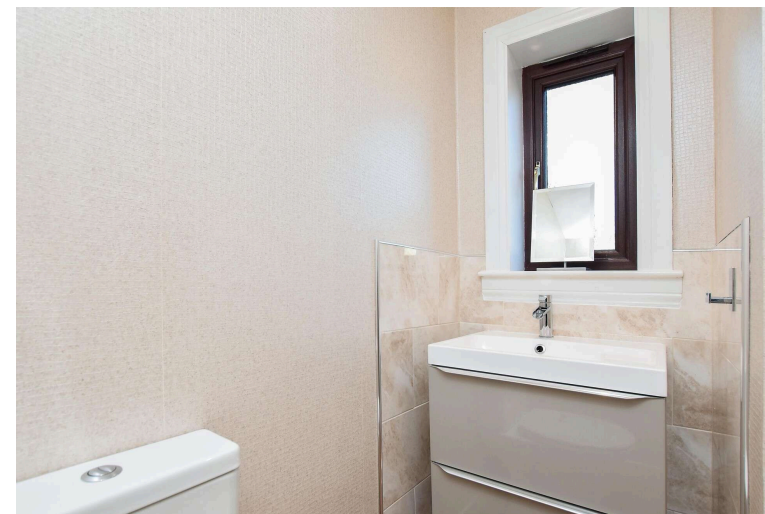
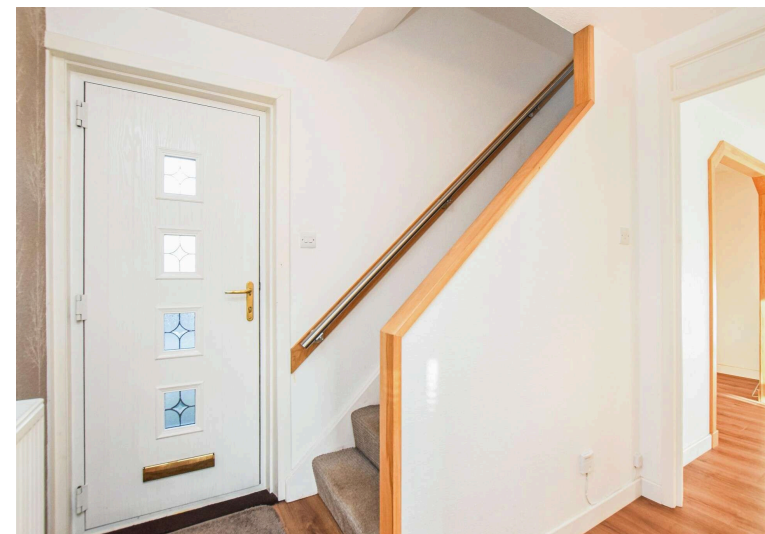
Double glazing.

EXTRAS

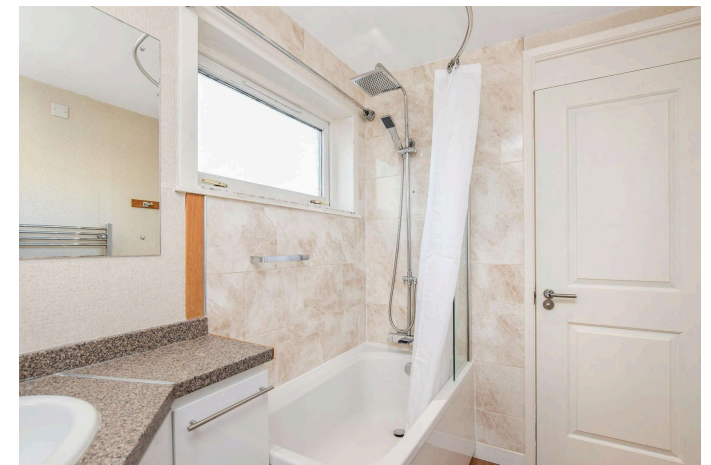
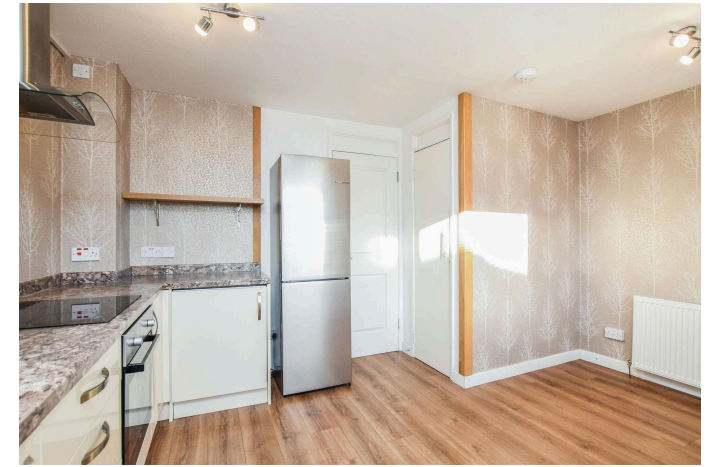
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

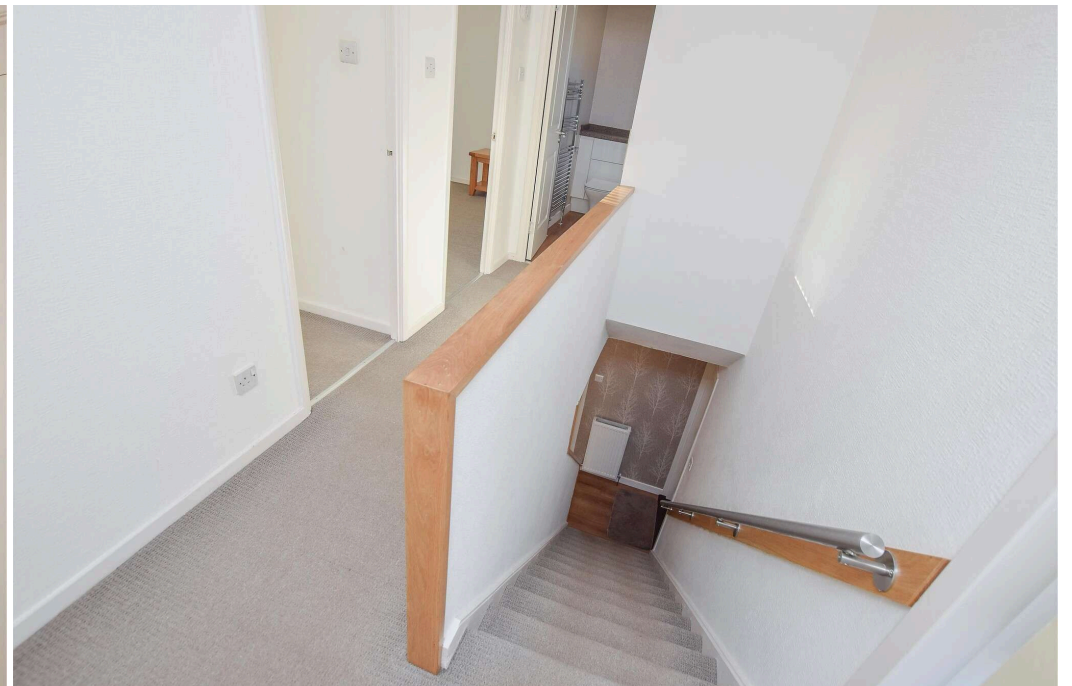
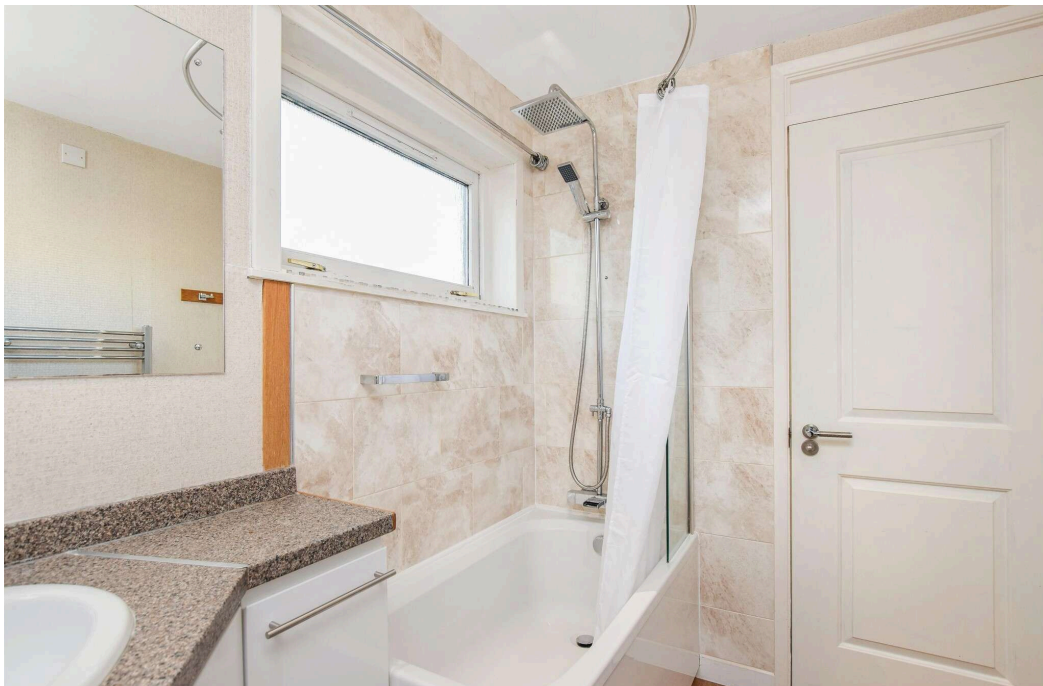
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

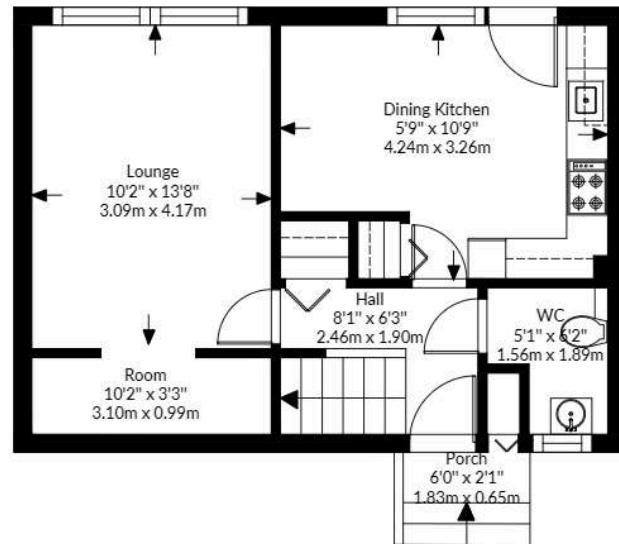
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

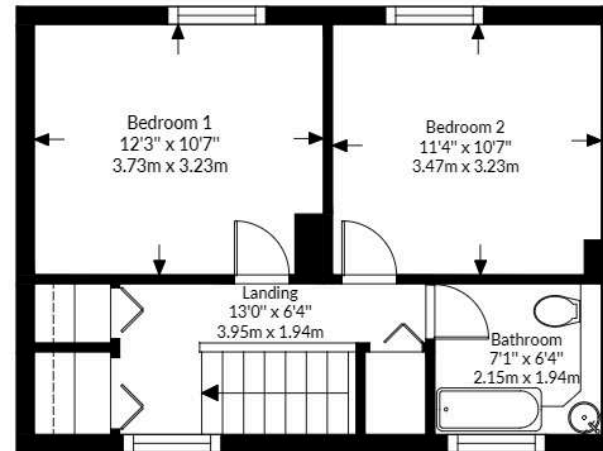
If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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FLOOR 1



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 2025

espc



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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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