

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



3 Syme Place, Rosyth, KY11 2SQ
Offers Over £149,950



Most attractive mid terraced villa offering superb family accommodation that enjoys a pleasant location within popular residential area. Entrance Hall, Lounge, Breakfasting kitchen, Large conservatory, Utility room, 3 Bedrooms, Stylish Shower room. Double glazing. Gas central heating. Attractive low maintenance garden. Modern decor. Move in condition. Good storage accommodation. Modernised to a very good standard. Ideal buy to let purchase. 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
- Lounge
- Breakfasting kitchen
- Large conservatory
- Utility room
- 3 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Attractive, low maintenance garden
- Modern decor
- Move in condition

ACCOMMODATION

Hall

With door to kitchen and Utility room.

Lounge 5.60 m x 3.10 m / 18'4" x 10'2"

This is a good sized lounge. Patio doors to conservatory. Rear.

Breakfasting Kitchen 4.00 m x 3.60 m / 13'1" x 11'10"

This is an attractive kitchen that is well fitted with modern floor and wall units. Archway to lounge. Double doors to conservatory. Rear.

Conservatory 5.40 m x 2.90 m / 17'9" x 9'6"

This is a superbly proportioned conservatory and is a great addition to any family home. Rear.

Utility Room 1.90 m x 1.50 m / 6'3" x 4'11"

This is a very handy area. Storage cupboard.

Landing

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

Bedroom 1 3.80 m x 2.70 m / 12'6" x 8'10"

A good sized double bedroom. Rear.

Bedroom 2 3.60 m x 3.30 m / 11'10" x 10'10"

The second bedroom is also of good proportions. Rear.

Bedroom 3 2.80 m x 2.10 m / 9'2" x 6'11"

This is a good sized single bedroom. Front.

Shower Room 2.00 m x 1.90 m / 6'7" x 6'3"

A very smart shower room, which has been refitted in recent years, with a modern white suite incorporating a Shower system with body jets set in a fully enclosed shower compartment. Wash hand basin is set in a vanity unit with cupboard below. Wet wall panelling. Front.

Garden

There is a well proportioned, easily maintained area of garden ground to the rear which is fully enclosed offering a pet and child safe environment.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

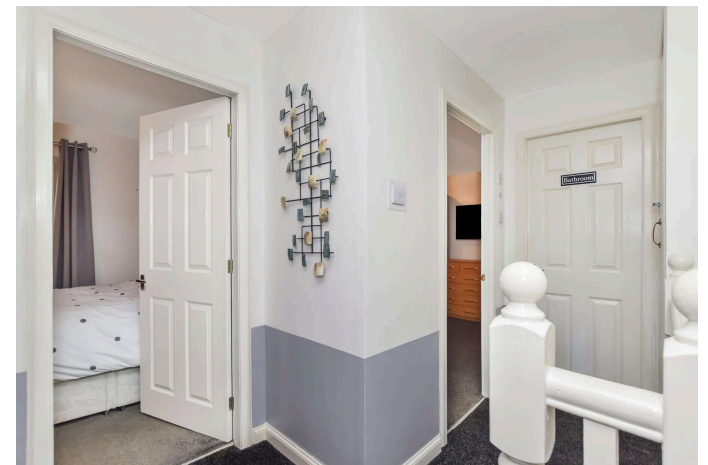
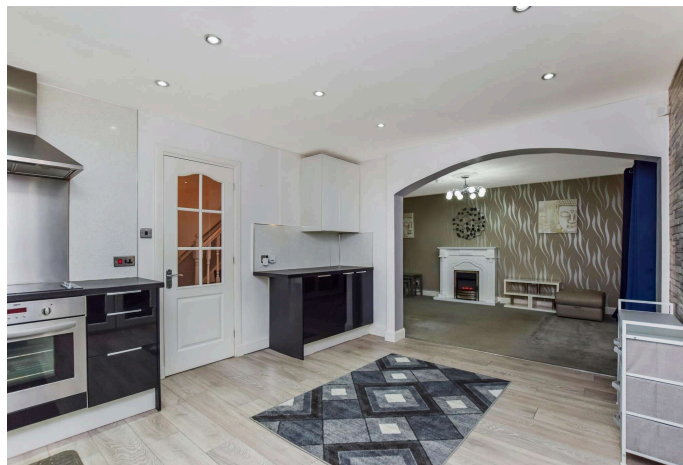
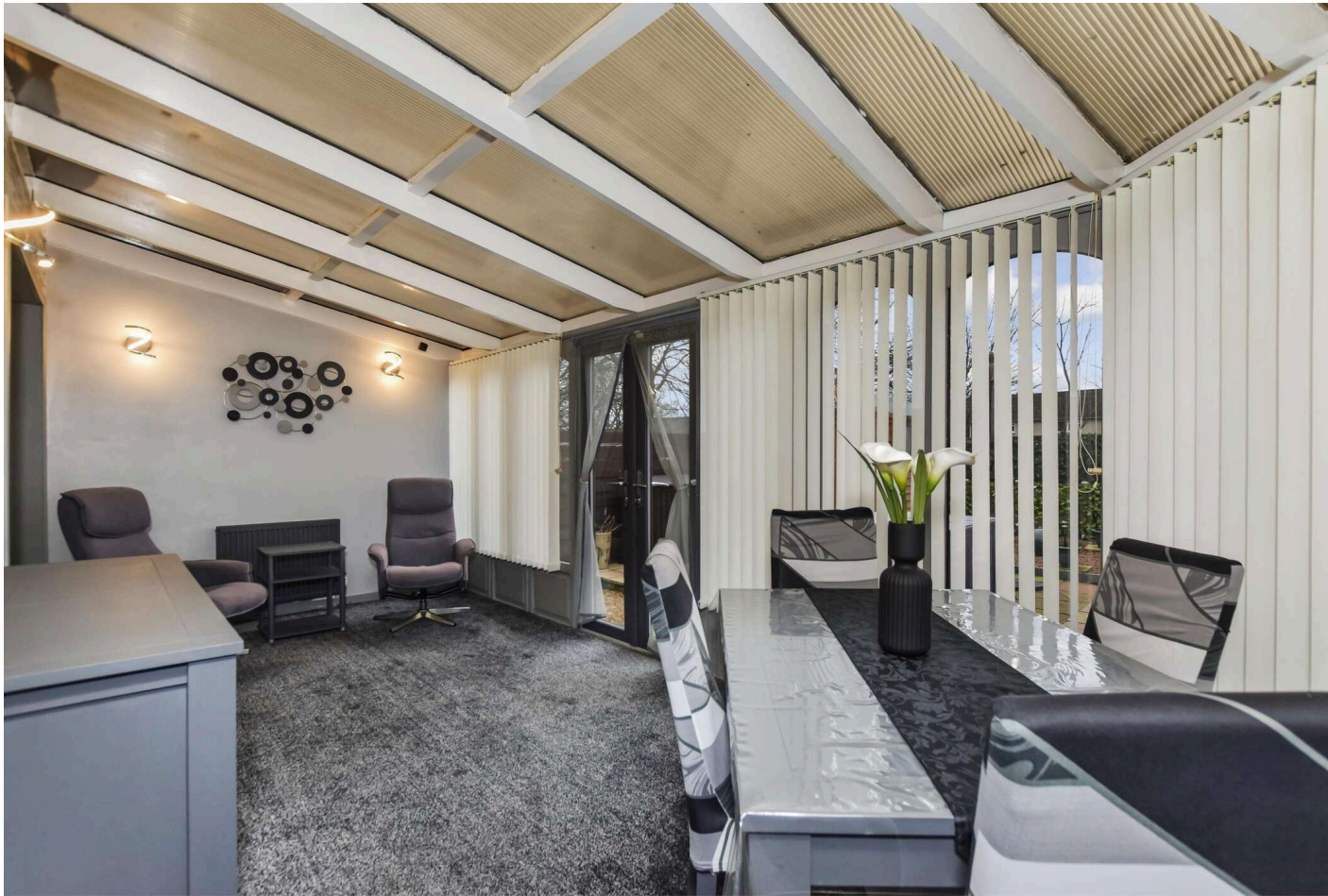
All the fitted carpets and blinds are included in the sale price.

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

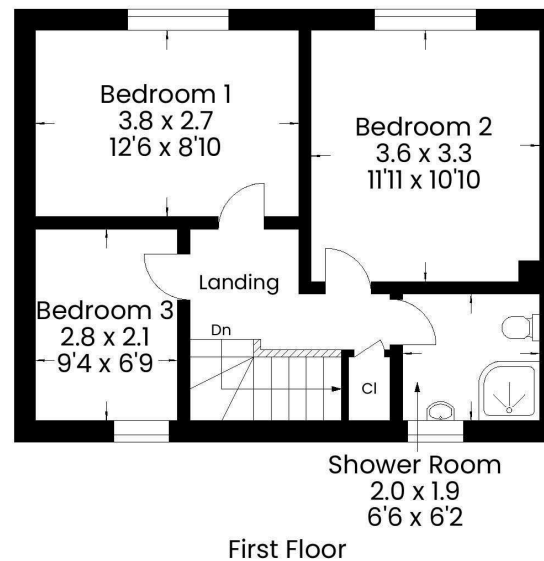
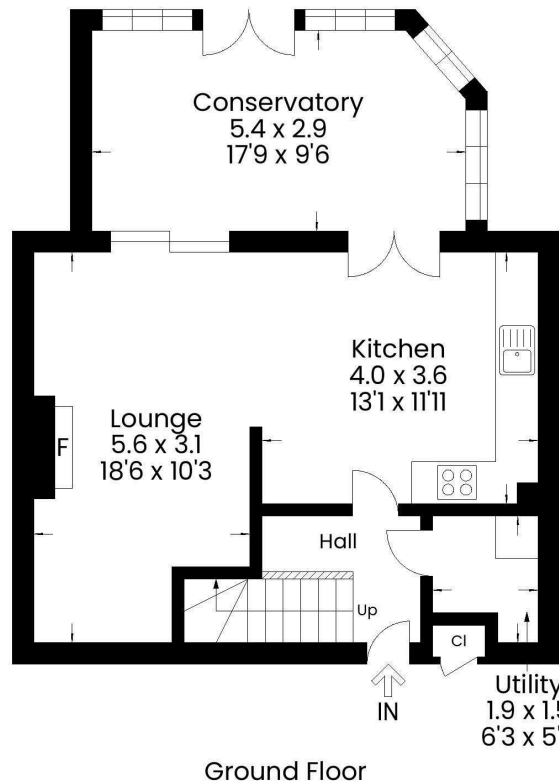
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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

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

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