

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



13 The Woodlands, Rosyth, KY11 2JD
Offers Over £209,950



Immaculately presented detached bungalow enjoying a superb location boasting a most attractive woodland backdrop set within a small estate of similar homes. Entrance Vestibule, Hall, Spacious lounge, Dining kitchen, 2 Double bedrooms (with built in wardrobes). Stylish shower room. Garage and driveway. Double glazing. Gas central heating. Beautiful and well established gardens to front and rear. Pristine decor. Move in condition. Good storage accommodation. Well maintained throughout. Excellent example of property type. Rarely available. Within walking distance to local amenities and Railway station. Early viewing is recommended. EPC - C. Council Tax - D. 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. The local railway station is within a short walk (approx 5 mins). 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

- Rarely available Detached Bungalow
- Sought after location
- Woodland backdrop
- Pristine decor
- Oak replacement internal doors
- Garage and Driveway
- 5 minutes walk to Rosyth Railway station
- Close to all local amenities and M90 motorway

ACCOMMODATION

Entrance Vestibule

with Oak door leading to the hall. Cloaks cupboard with sliding doors.

Hall

With Oak doors leading to the Lounge, Kitchen, 2 Bedrooms and Bathroom. Attractive wood flooring. Storage cupboard.

Lounge 4.30 m x 3.60 m / 14'1" x 11'10"

This is a lovely well proportioned lounge which features large patio doors lead to the garden. Views of garden and woodland backdrop. Most attractive feature fireplace. Attractive wood flooring. Rear

Dining Kitchen 3.90 m x 3.00 m / 12'10" x 9'10"

This good sized kitchen is in excellent condition and is well fitted with modern floor and wall units. Ample space for dining table and chairs. Rear.

Bedroom 1 4.00 m x 2.70 m / 13'1" x 8'10"

A well proportioned double bedroom enjoying the benefit of a double built in wardrobe. Laminate flooring. Front.

Bedroom 2 3.60 m x 3.00 m / 11'10" x 9'10"

Another well proportioned double bedroom also boasting a double built in wardrobe. Laminate flooring. Front.

Shower Room 2.00 m x 1.80 m / 6'7" x 5'11"

This is a most attractive shower room, which has recently been upgraded with a contemporary white suite incorporating a shower set in a walk in shower compartment. Stylish wall panelling. Modern flooring. Side.

Gardens

An outstanding feature of this property is the beautiful, well established gardens to the front and rear. The generously proportioned rear garden comprises areas of lawn, patio areas and many well stocked borders. The rear garden has a lovely woodland backdrop. Gate to front of property. Garden shed.

GARAGE/DRIVEWAY

There is a single garage, with an up and over door, light and power accessed via a tarmac driveway offering parking for 2 cars.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

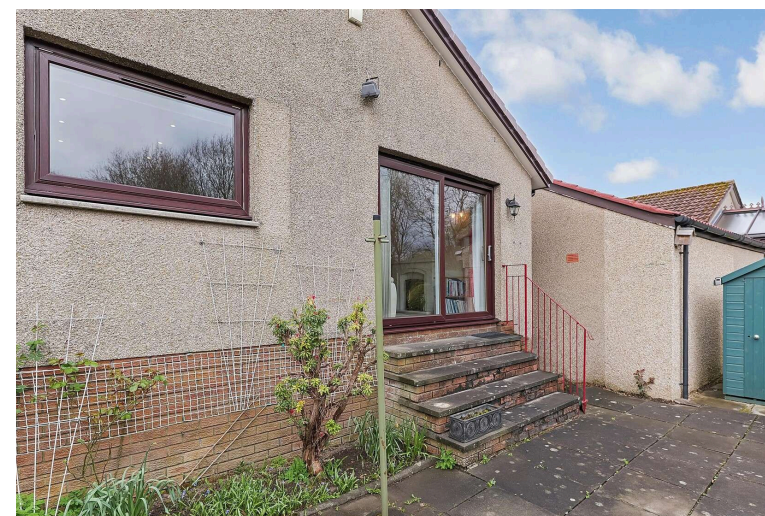
All the fitted carpets, blinds, lights and kitchen appliances are included in the sale price. Many items of furniture throughout the property are also available included in the sale price, if required.

HOME REPORT

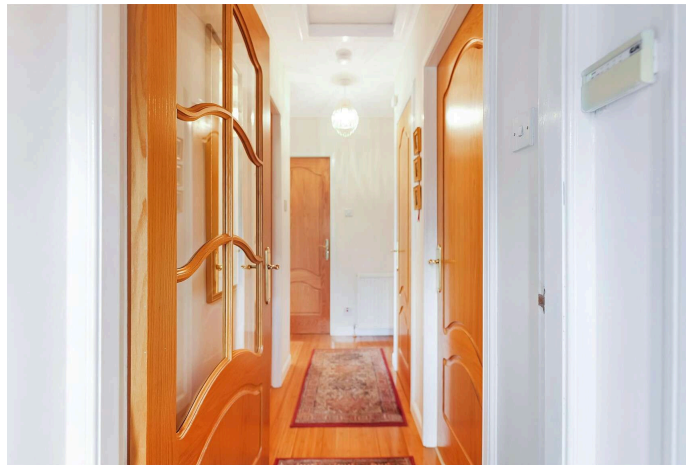
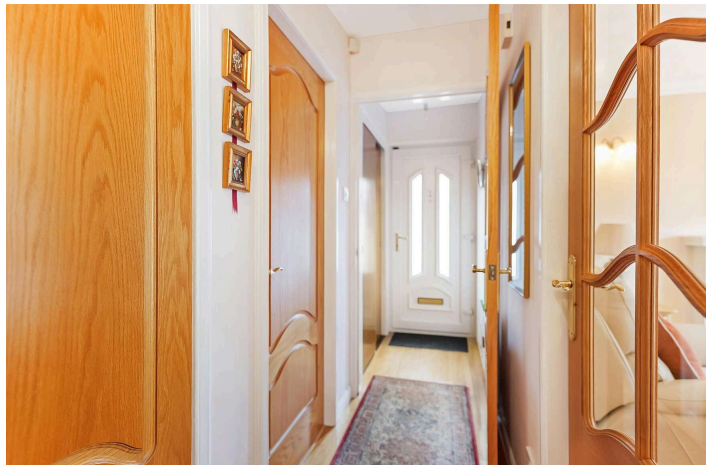
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

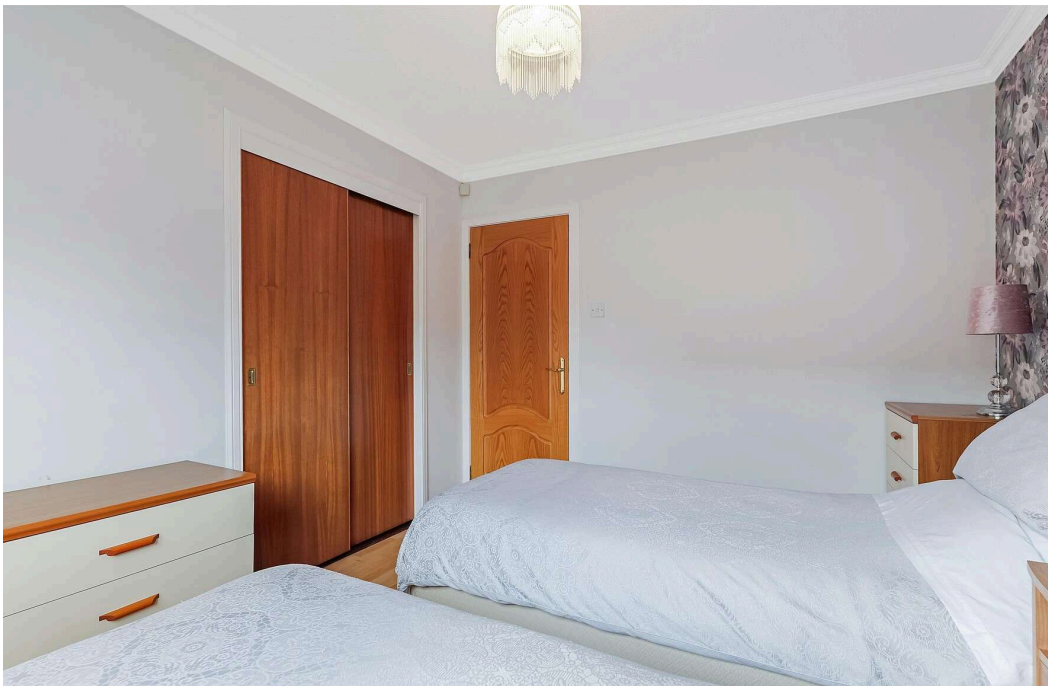
This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees given.

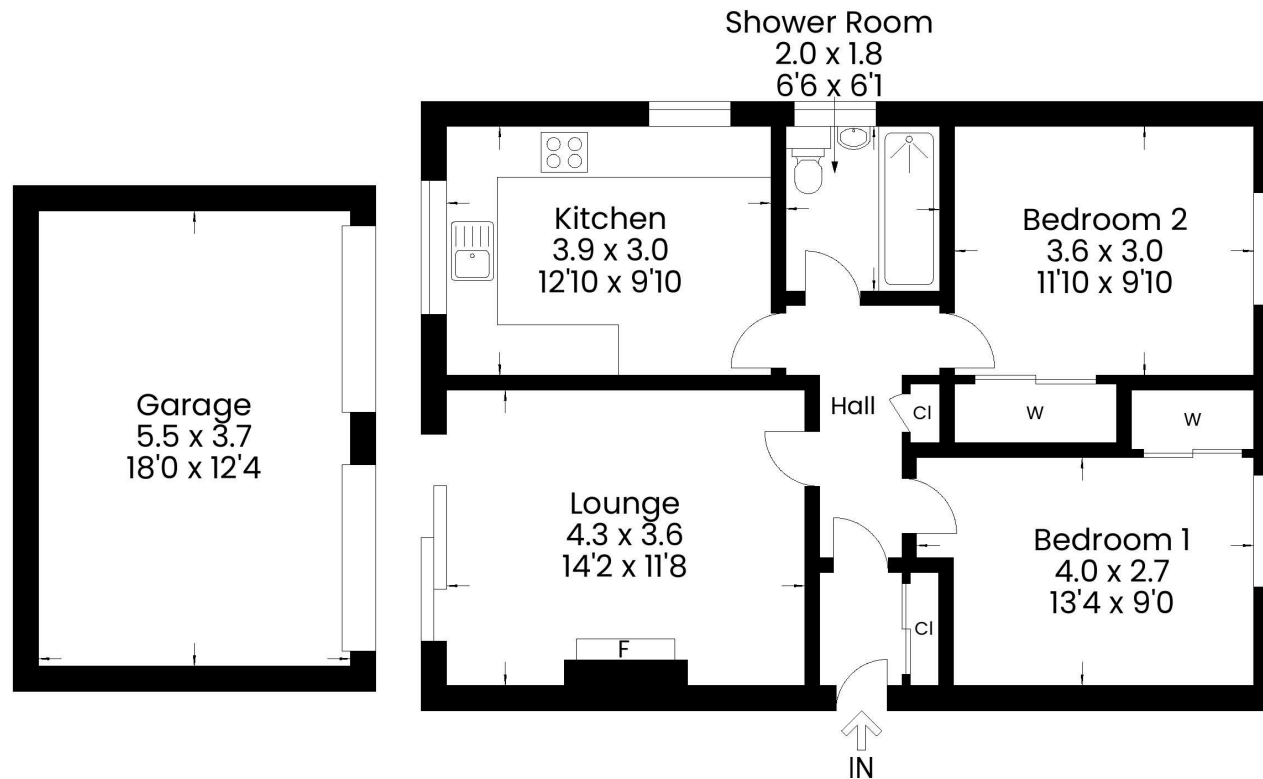












vistaBee

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

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: lsmith@ross.connell.co.uk

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