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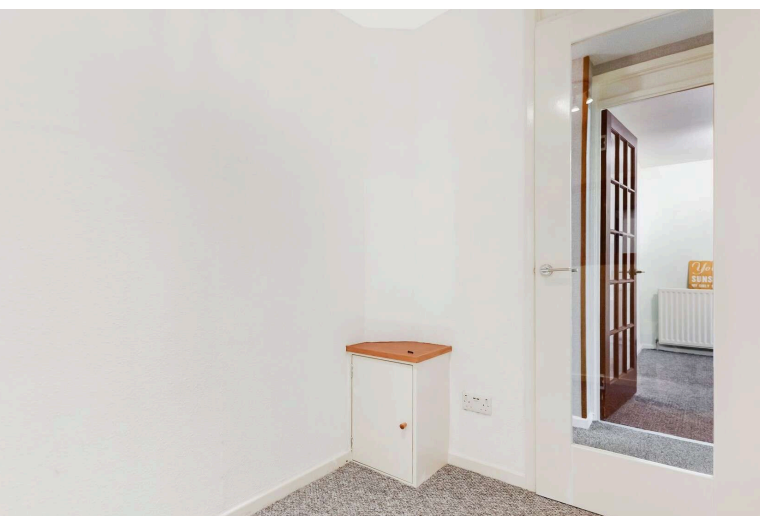
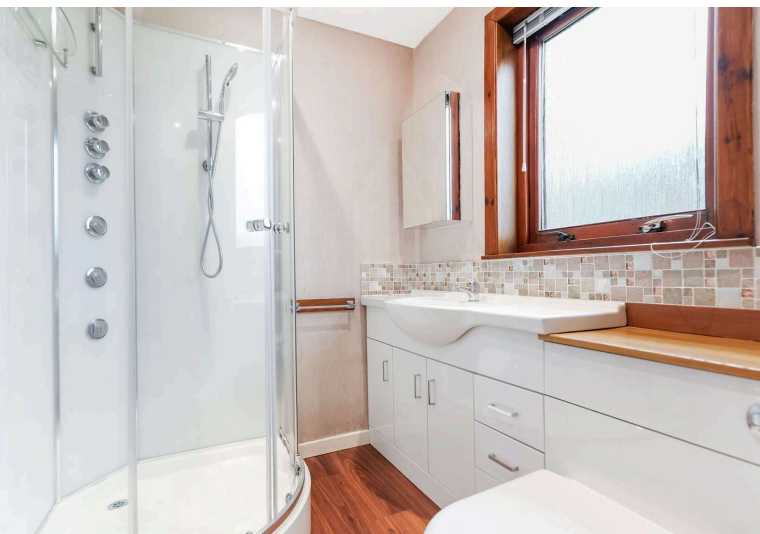


42 Syme Place, Rosyth, KY11 2SG
Offers Over £79,950



Attractive ground flat in much sought after area of Rosyth offering excellent starter/retirement accommodation in move in condition.

Entrance hall, Lounge (door to garden), Double bedroom (Built in wardrobes), Box room/Study, Shower room. Double glazing. Gas central heating. Gardens to front and rear (with patio) Driveway. Modern decor. Internal viewing is a must. Rarely available.
EPC - D. Council Tax - A. 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 - GROUND FLOOR FLAT

- Hall
- Lounge
- Kitchen
- Double bedroom
- Box room/Study
- Shower room
- Double glazing
- Gas central heating
- Gardens
- Driveway
- Great starter home
- Move in condition
- Ideal starter/retirement home
- Own front and back door

ACCOMMODATION

Entrance Hall

With doors to lounge, bedroom, box room and shower room.

Lounge 4.10 m x 3.22 m / 13'5" x 10'7"

This is a bright lounge which has a door leading to the garden. Access to the kitchen. Rear.

Kitchen

Fitted with modern floor and wall units. Front.

Bedroom 3.80 m x 3.30 m / 12'6" x 10'10"

A good sized double bedroom which benefits from a double built in wardrobe. Rear.

Box room 2.30 m x 1.70 m / 7'7" x 5'7"

A very handy room, offering ideal storage or for use as study. Mid

Shower Room 2.30 m x 1.70 m / 7'7" x 5'7"

Fitted with a modern white suite incorporating a shower set in an enclosed shower compartment. Attractive wash hand basin set in a vanity unit. Front.

Gardens

This property has gardens to the front and rear. There is a patio area to the rear.

DRIVEWAY

Driveway to the front of the property.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

Any carpets and blinds are included in the sale.

FACTORING

A factoring fee is payable to Fife Housing Group for general maintenance and this also includes buildings insurance. Usually paid every 6 months or yearly.

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 - Prospective purchasers should bear this in mind when formulating their offers.



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.

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