

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



19 Wemyss Court, Rosyth, KY11 2LL
Offers Over £209,950



Immaculately presented detached bungalow offering excellent starter/retirement accommodation in move in condition and enjoying a much sought after cul-de-sac location. Entrance Hall, Lounge, Dining kitchen, Sun lounge, 2 Double bedrooms, Shower room. Double glazing. Gas central heating. Lovely, low maintenance gardens to front and rear. Driveway for several cars. Modern decor. Well maintained. 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 property type
- Much sought after cul-de-sac
- Ideal starter/Retirement home
- Move in condition
- Modern decor
- Driveway
- Lovely gardens

ACCOMMODATION

Entrance Hall

With doors to lounge, kitchen, 2 double bedrooms and Bathroom.

Lounge 5.50 m x 3.30 m / 18'1" x 10'10"

This is a good sized lounge. Front.

Dining Kitchen 3.80 m x 2.50 m / 12'6" x 8'2"

The kitchen is well fitted with modern floor and wall units. Door to conservatory. Rear.

Sun Lounge 3.80 m x 2.90 m / 12'6" x 9'6"

This is a superb addition to any family home. Door to garden. Rear.

Bedroom 1 3.90 m x 2.80 m / 12'10" x 9'2"

This is a well proportioned double bedroom. Front.

Bedroom 2 3.50 m x 2.50 m / 11'6" x 8'2"

Rear.

Shower Room 2.40 m x 1.30 m / 7'10" x 4'3"

This attractive shower room is fitted with a modern white suite incorporating a corner shower compartment and contemporary wash hand basin with storage accommodation. Side.

Gardens

This property enjoys lovely areas of garden ground to the front and rear.

DRIVEWAY

There is a driveway offering off street parking for several cars.

HEATING

Gas central heating

GLAZING

Double glazing. Many items of furniture are available by separate negotiation.

EXTRAS

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

HOME REPORT

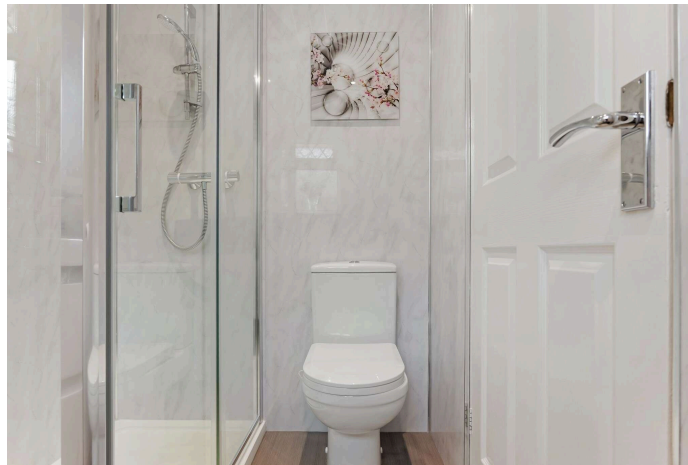
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

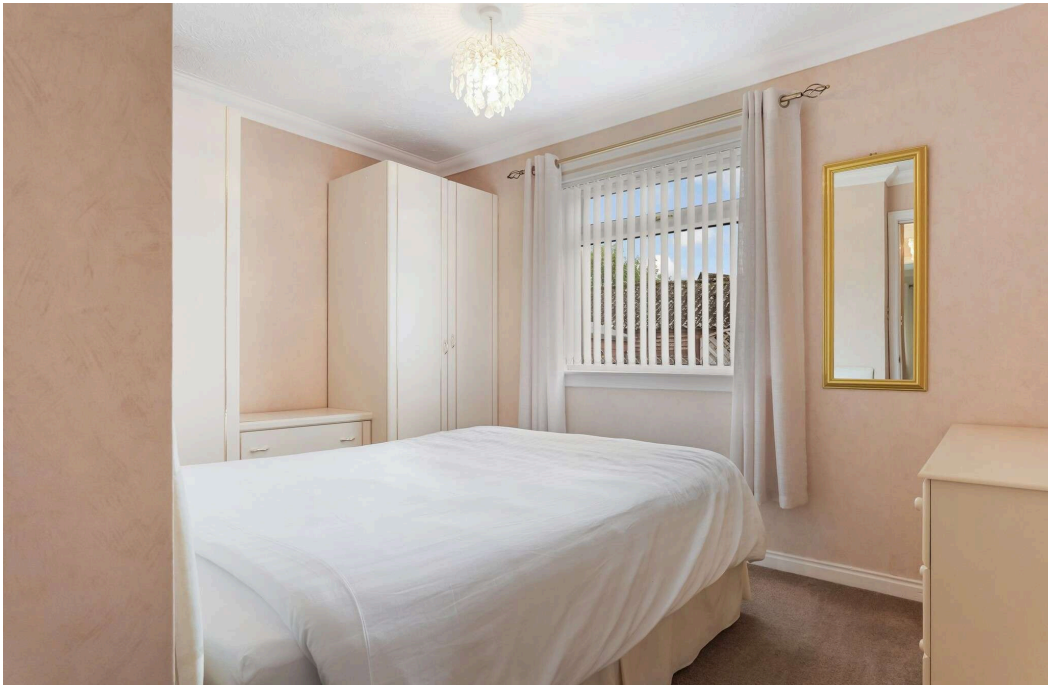
This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees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

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connell.co.uk



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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