

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



57 Admiralty Road, Rosyth, KY11 2QL
Offers Over £134,500



Well proportioned mid terraced villa offering ideal family accommodation and enjoying a convenient location close to all local amenities and schools. Entrance hall, Lounge, Modern Fitted Kitchen, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Low maintenance gardens to front and rear. Driveway for 2/3 cars. Requires some modernisation and upgrading. Great potential. EPC - C. Council tax - B. Freehold.

LOCATION

Rosyth is a popular town situated on the northern shore of the River Forth, offering an excellent range of local shops, amenities and everyday services, all within easy reach. The area is well served by four primary schools, while secondary education is available at the brand-new Rosyth High School, opening after the summer holidays, as well as in nearby Dunfermline. Ideally positioned for commuters, Rosyth benefits from excellent transport links, with easy access to the M90 motorway, Ferrytoll Park & Ride and the wider motorway network. The historic city of Dunfermline is just a short drive away, providing an extensive choice of shopping, leisure facilities, bars, restaurants and both bus and rail services, making this an ideal location for commuting to Edinburgh, throughout Fife and across east-central Scotland. The property is also conveniently located just a few minutes' walk from Tesco Superstore and Rosyth railway station, offering excellent local amenities and transport connections right on your doorstep

PROPERTY - MID TERRACED VILLA

- 3 Bedrooms
- Great potential
- Ideal family home
- Requires some modernisation
- Convenient location
- Neatly presented gardens to front and rear
- Driveway
- Early viewing is a must!

ACCOMMODATION

Hall 1.42 m x 1.11 m / 4'8" x 3'8"

The hall gives access to the lounge/dining room.

Lounge/Dining room 4.68 m x 3.58 m / 15'4" x 11'9"

This is a superbly proportioned lounge/dining room. Door to mid hall. Front.

Mid Hall

With doors leading to the kitchen and bathroom. Stairs to upper level.

Kitchen 3.28 m x 2.93 m / 10'9" x 9'7"

Rear.

Bathroom 1.87 m x 1.72 m / 6'2" x 5'8"

Rear.

Landing 3.78 m x 1.14 m / 12'5" x 3'9"

With access to 3 bedrooms.

Garden

The gardens, which are of great proportions, have been landscaped with ease of maintenance in mind.

DRIVEWAY

There is a driveway to the front of the property offering parking for 2/3 cars.

HEATING

Gas central heating.

GLAZING

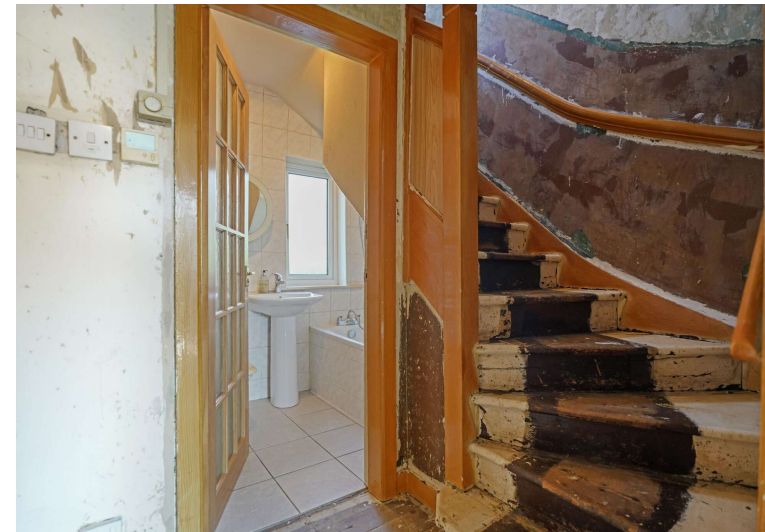
Double glazing.

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 or
Lee-Anne Smith on 07882114972

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

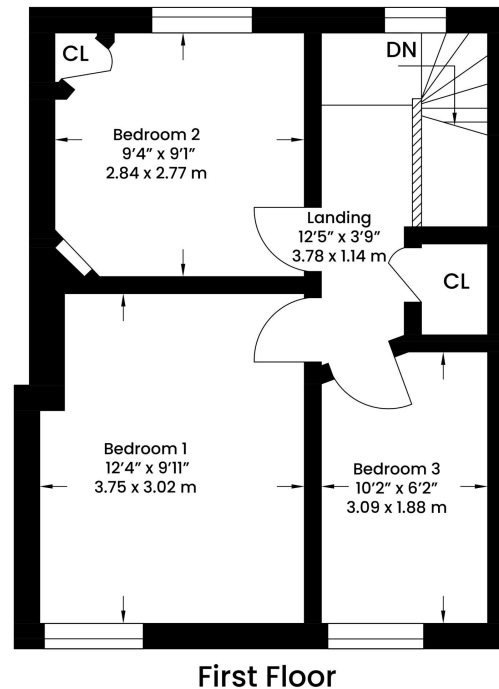
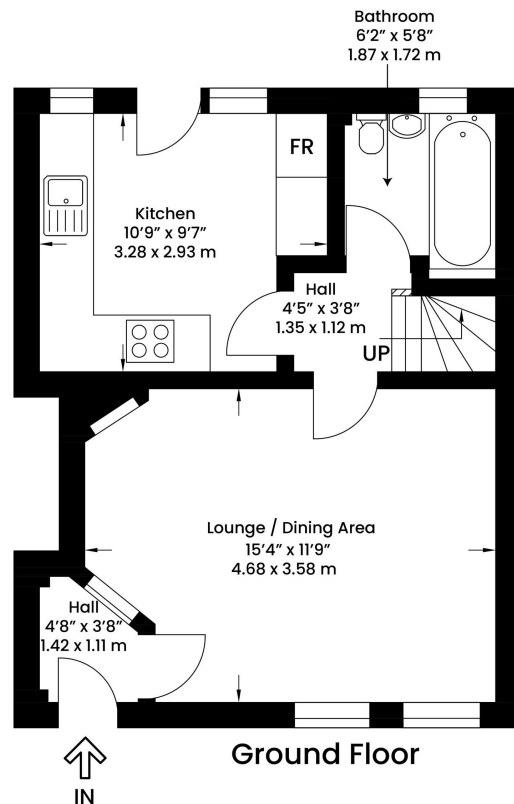
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www.rossconnel.co.uk

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.connel.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 2026

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