

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

209 Admiralty Road, Rosyth, KY11 2BW

Offers Over £148,000











Well-proportioned semi-detached villa requiring full modernisation and upgrading enjoying a very convenient location close to all local amenities, schools and transport links.

Entrance hall, Lounge, Dining room/Bedroom 3, 2 Double Bedrooms, Bathroom. Shower room. Double glazing. Gas central heating. Good sized gardens to front and rear. Driveway. Single garage. Ideal starter/ family home. Great potential. Popular area and property type. EPC - D. Council tax - B. Freehold.







LOCATION

Rosyth is a popular and well-connected town situated on the northern shore of the River Forth, offering an excellent range of local shops, amenities and everyday services close at hand. The area is well served by four primary schools, while secondary education is provided at the recently opened Rosyth High School, with further options available in nearby Dunfermline. The town is ideally positioned for commuters, with convenient access to the M90 motorway, Ferrytoll Park & Ride and the wider motorway network, providing excellent connections to Edinburgh, Fife and across east-central Scotland. The historic city of Dunfermline is also just a short drive away, offering an extensive range of shopping, leisure and recreational facilities, as well as a variety of bars, restaurants and excellent bus and rail links. The property itself is particularly well placed for everyday convenience, being just a few minutes' walk from Tesco Superstore and Rosyth railway station. With a wealth of amenities and excellent transport connections right on the doorstep, this is an ideal location for both families and commuters alike

PROPERTY - SEMI DETACHED VILLA

- Well proportioned accommodation
- Requires full modernisation
- Superb potential
- Blank canvas to put your own stamp on
- Flexible accommodation
- 1/2 Public rooms
- 2/3 Bedrooms
- Garage
- Driveway
- Generous gardens

ACCOMMODATION

Hall / Landing 3.16 m x 1.00 m / 10'4" x 3'3"
The hall gives access to the lounge, dining room/bedroom 3 and kitchen. Stairs to upper level.

Lounge 3.75 m x 3.73 m / 12'4" x 12'3"
The lounge is a good sized. Front.

Dining Room/Bedroom 3 3.32 m x 3.16 m / 10'11" x 10'4"
This is a very flexible room. Could easily be a second public room or a third bedroom. Front.

Kitchen 3.75 m x 2.49 m / 12'4" x 8'2"
The kitchen is also a good size. Door to garden. Rear.

Landing 2.10 m x 0.78 m / 6'11" x 2'7"
With doors to 2 bedrooms and bathroom.

Bedroom 1 3.88 m x 3.69 m / 12'9" x 12'1"
The main bedroom is well proportioned. Front.

Bedroom 2 3.44 m x 3.04 m / 11'3" x 10'0"
The second bedroom is also of good proportions. Front.

Bathroom 2.78 m x 1.68 m / 9'1" x 5'6"
The bathroom is fitted with a white suite. Rear.

Shower Room 1.68 m x 1.21 m / 5'6" x 4'0"
Fitted with a shower compartment.

Gardens
A great feature this property has to offer is the generously proportioned gardens to the front and rear of the property.

GARAGE/DRIVEWAY

There is a single garage accessed via a shared driveway. There is also off street parking within the front garden.

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.

DAMP SPECIALIST REPORT

There is a damp specialist report available on request.

SOLD AS SEEN

The property requires full modernisation and upgrading and is being sold as seen. Prospective purchasers should take this into consideration when submitting their offers. No warranties or guarantees are given in respect of the condition or functionality of any services within the property.





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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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

espc

rightmove

s1homes.com

Find us on Facebook