



PEASEHILL GAIT ROSYTH | OFFERS OVER £279,950

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PEASEHILL GAIT

ROSYTH

£279,950

Welcome to this 4-bedroom Executive Detached Family Home quietly set in a prime position within the heart of this desirable modern development in the sought-after residential area of Peasehill Gait, Rosyth.

Offered 'For Sale' with Colin Jenkins of AMAZING RESULTS!™ Estate Agents, this spacious property, built by Persimmon Homes, offers a perfect blend of modern living and comfort. Requiring some renovation, this is reflected in the very attractive asking price of only offers over £279,950.

Don't miss the opportunity to make this house your home. With its excellent location, attractive features, and spacious accommodation, this property is sure to impress even the most discerning buyer. Contact us today to arrange a viewing and start envisioning your future in this substantial family home.

DESCRIPTION

As you step into this substantial family home, you are greeted by a welcoming reception hall leading to a bright, spacious lounge with feature bay window, electric fire and attractive fire surround. The dining/family room boasts double glazed French doors leading to the private rear garden and paved patio, the perfect space for entertaining guests or relaxing with family.

The fitted kitchen, designed on a semi open plan basis, comes with built-in appliances, making meal preparation a breeze. For added convenience, there is a utility room and a downstairs W/C ensuring that every aspect of daily living is catered for.

The property boasts four generously sized bedrooms, two of which are en-suite, offering both luxury and convenience. With the family bathroom and three WC's in total, there will be no more morning queues in this household.

Outside, the property features private gardens and driveway with large single garage offering ample parking space.

Requiring some TLC this spacious family home has a flexible layout of likely interest to growing families and must be viewed to be fully appreciated.

Reception Hall 4.66m x 1.91m (15'3" x 6'3")
 Lounge 3.39m x 5.44m (11'1" x 17'10")
 Kitchen 3.26m x 3.05m (10'8" x 10'0")
 Dining Room 2.94m x 3.98m (9'7" x 13'0")
 Utility Room 1.89m x 1.98m (6'2" x 6'5")
 Cloaks/WC 1.88m x 0.98m (6'2" x 3'2")
 Landing 3.06m x 0.99m x 1.38m x 1.95 (10'0" x 3'2" x 4'6" x 6'4")
 Master Bedroom 4.13m x 3.40m (13'6" x 11'1")
 En-Suite Shower Room 1.98m x 1.97m (6'5" x 6'5")
 Bedroom 2 3.54m x 2.82m (11'7" x 9'3")
 En-Suite Shower Room 1.77m x 1.79m (5'9" x 5'10")
 Bedroom 3 3.32m x 3.04m (10'10" x 9'11")
 Bedroom 4 2.71m x 2.95m (8'10" x 9'8")
 Bathroom 1.95m x 2.10 (6'4" x 6'10")

LOCATION

Number 28 Peasehill Gait enjoys a prime position in the heart of this desirable modern development within the popular town of Rosyth on the shores of the River Forth some three miles south of the centre of Dunfermline. With a good selection of shops and services easily accessible for everyday requirements including a Tesco supermarket and Sainsbury's local, nearby Dunfermline provides a wider range of facilities associated with a modern city.

There is local primary education in Rosyth and further secondary education in nearby Dunfermline. An ideal commuter base with links to the motorway network

and 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.

KEY FEATURES

- * Executive Detached Family Home
- * Sought-After Address
- * Great Layout For Growing Family
- * Superb Lounge, Dining Room & Fitted Kitchen
- * Utility Room & W/C
- * Master Bedroom With En-Suite Shower Room
- * 3 Further Good-Sized Bedrooms And Additional En-Suite
- * Family Bathroom
- * Gas Heating & Double Glazing
- * Private Garden
- * Driveway & Large Single Garage

EXTRAS

All fitted floor coverings, blinds and built-in kitchen appliances are included in the sale.

GARDENS & GARAGE

The property has an area of lawned garden to front with driveway leading to large single garage measuring approx 5.52m x 2.76m (18'1" x 9'0"). Provides power & light. To the rear, a private walled/fenced garden provides a good degree of privacy with paved patio.

VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01383 699 000 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87	(92 plus) A	85
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC



To view this property call Colin Jenkins on 0800 999 1565



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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