



PRIMROSE LANE ROSYTH | OFFERS OVER £110,000

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# PRIMROSE LANE

ROSYTH

£110,000

Welcome to No.92 Primrose Lane, Rosyth - a charming Main Door Maisonette Flat in a popular area of Rosyth. This delightful property boasts a spacious layout, featuring a large lounge/dining room, superb refitted Kitchen with built-in appliances, 2 double bedrooms, box room and bathroom, making it an ideal space for comfortable living.

The property's main highlights include a bright, spacious lounge with a south-facing balcony, perfect for enjoying sunny days and relaxing evenings. Additionally, there are 2 good-sized double bedrooms with built-in wardrobes and the refitted kitchen and bathroom adding a modern touch to the home, enhancing its overall appeal.

## DESCRIPTION

With an excellent price point and a great layout, this maisonette is ready for you to move in and make it your own.

An excellent first time purchase or would suit couple or small family. Ideal as a buy-to-let investment or perfect for the commuter with a short walk to railway station. This bright, well presented maisonette is offered in move-in condition over two levels and briefly comprises:

Main Door Entrance To Upper Floor  
 Reception Hall 4.65m x 2.01m (15'3" x 6'7")  
 Lounge/Dining Room 4.88m x 4.77m (16'0" x 15'7")  
 Kitchen 3.27m x 2.57m (10'8" x 8'5")  
 Upper Landing 3.60m x 2.06m (11'9" x 6'9")  
 Bedroom 1 4m x 2.68m (13'1" x 8'9")  
 Bedroom 2 4.25m x 2.64m (13'11" x 8'7")  
 Box Room 1.72m x 1.15m (5'7" x 3'9")  
 Bathroom 1.93m x 1.73m (6'3" x 5'8")

Don't miss out on this fantastic opportunity to own this well-maintained and inviting maisonette. Book a viewing today and envision the possibilities that this property holds for you!

## LOCATION

Number 92 Primrose Lane enjoys a prime position in this popular area 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

- \* Spacious Main Door Maisonette
- \* Lounge/Dining Room With South-Facing Balcony
- \* Superb Re-Fitted Kitchen
- \* 2 Double Bedrooms
- \* Box Room
- \* Gas Heating & Double Glazing
- \* Generous Storage
- \* Communal Gardens/Drying Area
- \* Ample Parking

## EXTRAS

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

## GARDENS

The property has access to a sunny south-facing garden area with shared drying green. 2 external stores.

## ARRANGE A VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS™ to see this property today. 01383 699000 | 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](http://www.AMAZINGRESULTS.com).

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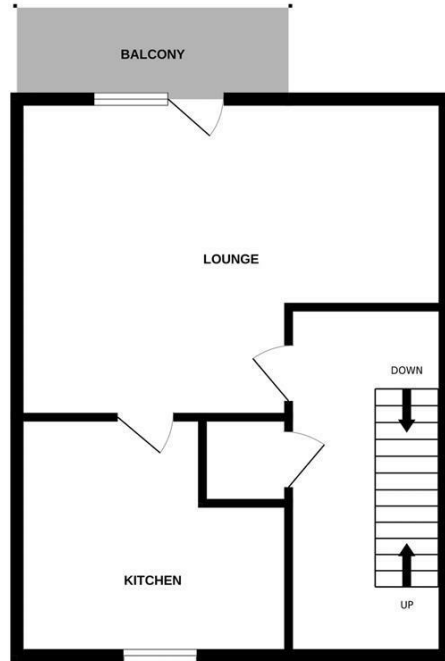
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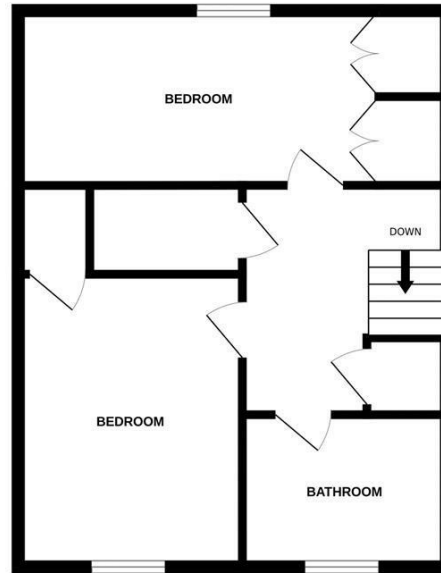
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GROUND FLOOR

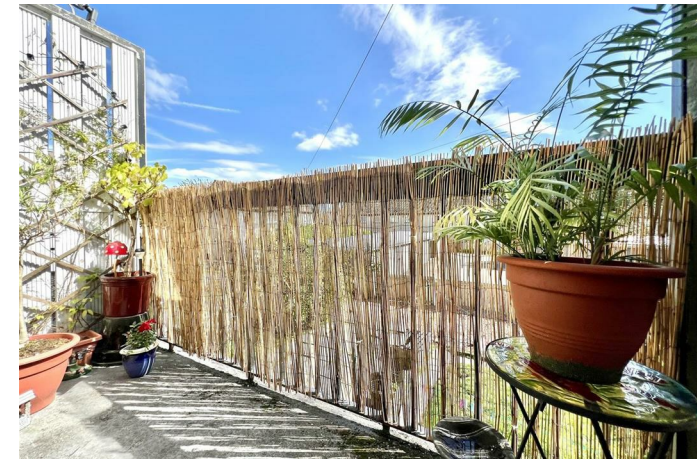


1ST FLOOR



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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(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 <sub>2</sub> emissions	
70	79	68	81
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC



To view this property call Colin Jenkins on 0800 999 1565



Colin Jenkins  
Founder/Professional Estate Agent

0800 999 1565 (office)  
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



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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](http://www.AMAZINGRESULTS.com).

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