

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**47 Peasehill Road, Rosyth, KY11 2GA**  
**Offers Over £164,950**





Modern mid terraced villa forming part of a much sought after residential development. Entrance Hall, Downstairs WC, Lounge, Breakfasting kitchen, 2 Double Bedrooms (Built in wardrobes), Shower room. Well maintained gardens to front and south facing Rear (Artificial lawn). Double glazing. Gas central heating. Allocated parking space. Ample visitor parking to front and rear. Modern decor. Ideal starter/Family home. Close to motorway network for commuters. EPC - C. Council tax - B. Freehold.



## LOCATION

Rosyth is a 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. 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 - MID TERRACED VILLA

- Mid terraced villa
- Downstairs WC
- Well maintained gardens with Artificial grass
- Allocated parking
- Much sought after location
- Popular house type
- Ideal starter/Family home

## ACCOMMODATION

### Hall

With doors to WC and Lounge. Stairs to upper level.

### Downstairs WC 1.70 m x 1.44 m / 5'7" x 4'9"

Fitted with a modern white suite. Front.

### Lounge 4.11 m x 3.86 m / 13'6" x 12'8"

This is a good sized lounge. Understairs storage cupboard. Door to kitchen. Front.

### Breakfasting Kitchen 5.24 m x 2.82 m / 17'2" x 9'3"

Fitted with a modern kitchen with ample floor and wall storage units. Rear.

## Landing

Doors to 2 bedrooms and shower room.

### Bedroom 1 4.30 m x 2.76 m / 14'1" x 9'1"

With built in wardrobes. Front

### Bedroom 2 3.12 m x 3.09 m / 10'3" x 10'2"

With built in wardrobes. Rear

### Shower Room 1.99 m x 1.87 m / 6'6" x 6'2"

Fitted with a white suite. Rear.

## Gardens

This property enjoys well presented areas of garden ground to the front and rear. The front garden has been laid in artificial grass. The larger rear garden also has been laid in artificial grass and features sheltered seating area. The rear garden is fully enclosed offering a pet and child safe environment. The garden shed is NOT included in the sale.

## PARKING

There is an allocated parking space to the front of the property and ample visitors parking to the front and rear.

## HEATING

Gas central heating

## GLAZING

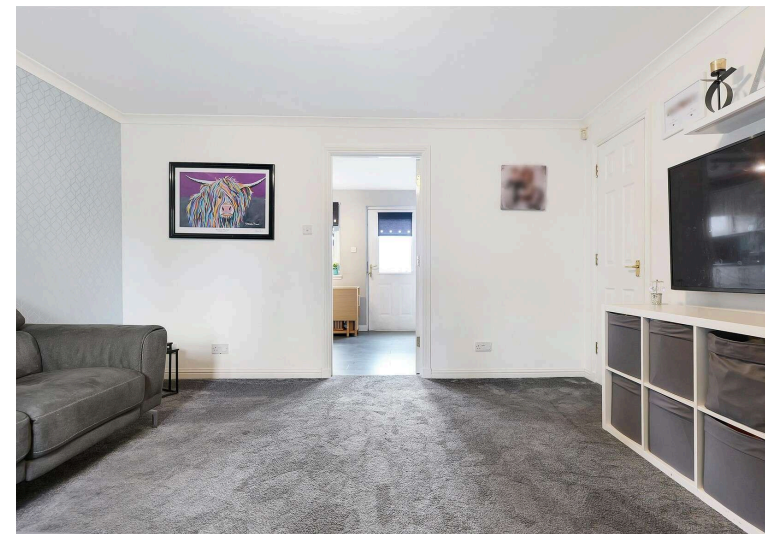
Double glazing

## EXTRAS

All the carpets and blinds together with any integrated appliances are included in the sale price.

## HOME REPORT

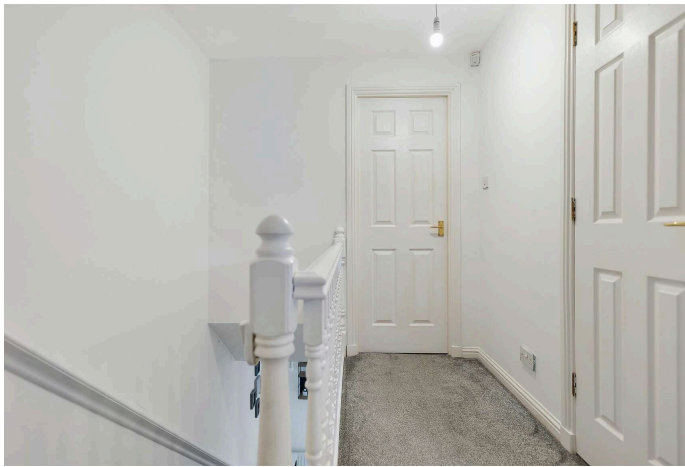
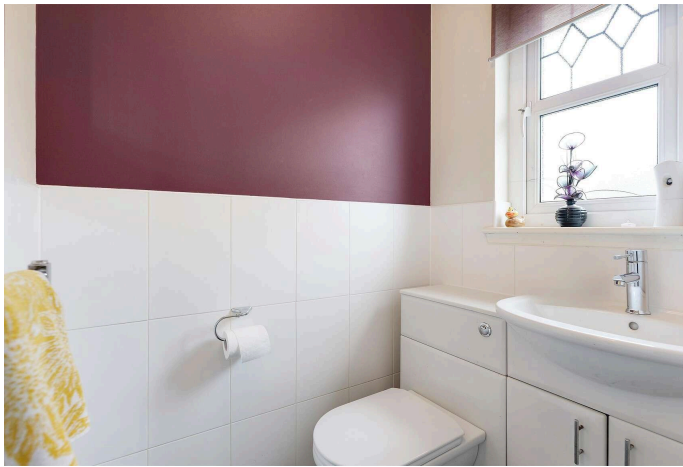
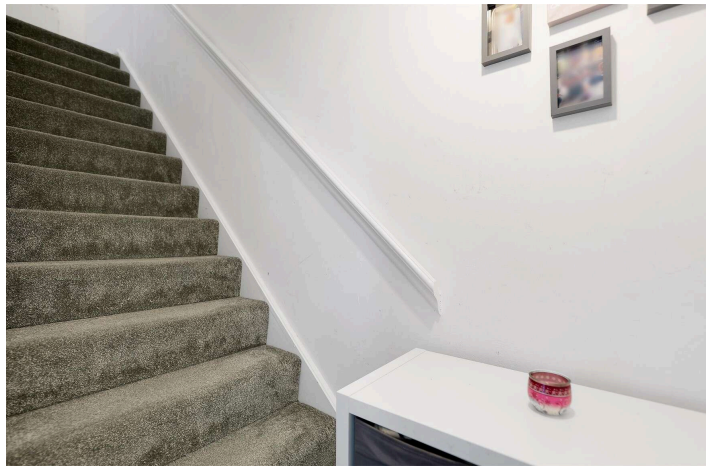
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.









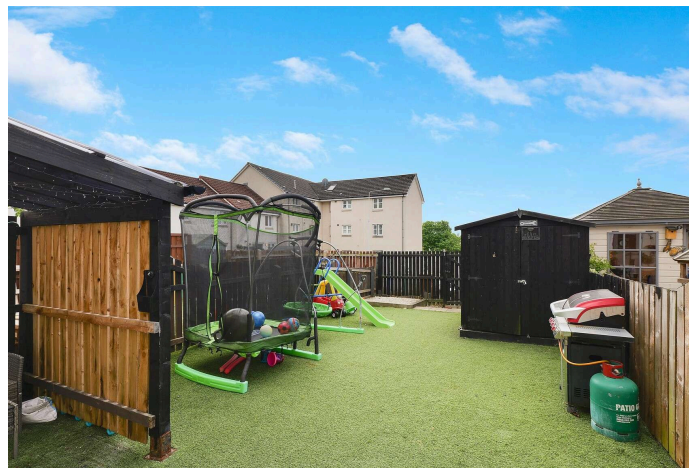












## VIEWING

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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

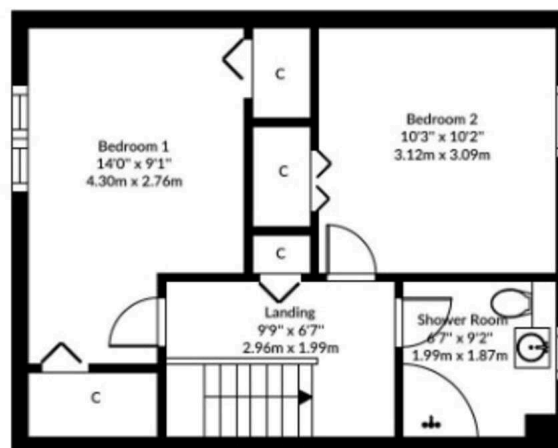
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

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FLOOR 1



FLOOR 2

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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)  
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