

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**27 Craig Street, Rosyth, KY11 2NG**  
**Offers Over £189,950**





Beautifully presented and well proportioned extended end terraced villa with enjoying a pleasant location with easy access to motorway, schools and local amenities. Entrance Hall, Lounge, Dining kitchen (Patio doors to garden), 3 Bedrooms, Modern bathroom. Double glazing (new). Gas central heating. Gardens to front and rear. Large garage with driveway. Immaculately presented throughout. Pristine decor. Oak panelled doors throughout. Quality fixtures and fittings. Superb family home in move in condition. Bright accommodation. Internal viewing is a must! EPC - D. Council tax - C. 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, Rosyth Halt Railway station is within easy reach. Rosyth also boasting the Europarc and Ferry Service to the Continent. Easy access to the M90 and Ferry toll 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 - END TERRACED VILLA

- Well proportioned accommodation
- Extended to the rear
- Excellent family home
- Pristine decor
- Immaculately presented throughout
- New Oak panelled doors
- Attractive flooring throughout
- Convenient location
- Large Garage
- Driveway with parking for 2/3 cars
- Superb example of property type
- Internal viewing is a MUST!

## ACCOMMODATION

### Hall 1.79 m x 0.76 m / 5'10" x 2'6"

Stairs with contemporary panelling leads to the upper level. Door to Lounge and Bathroom.

### Lounge 5.04 m x 3.39 m / 16'6" x 11'1"

This is a lovely bright and spacious lounge which features a wall mounted fire. Front and side.

### Dining Kitchen 6.65 m x 3.34 m / 21'10" x 10'11"

This most attractive kitchen, which has been extended creating a dining area, is well fitted with contemporary floor and wall units with contrasting worktops. Patio doors to garden. Rear.

### Bathroom 2.28 m x 1.37 m / 7'6" x 4'6"

The bathroom is fitted with a modern white suite incorporating a shower set over the bath. The wash hand basin is set in a vanity unit with storage. Attractive tiling. Mid.

### Landing 2.63 m x 1.87 m / 8'8" x 6'2"

With Oak doors leading to the 3 bedrooms. Attractive window seat. Storage cupboard.

### Bedroom 1 4.00 m x 3.07 m / 13'1" x 10'1"

A well proportioned double bedroom. Storage cupboard. Front.

### Bedroom 2 3.01 m x 2.89 m / 9'11" x 9'6"

The second double bedroom is also of good proportions. Rear.

### Bedroom 3 2.95 m x 1.87 m / 9'8" x 6'2"

The third bedroom is currently used as an office. Front.

## Gardens

There are well proportioned areas of garden ground to the front and rear of the property.

## GARAGE/DRIVEWAY

There is a larger than average single detached garage which is accessed via a long tarmac driveway offering off street parking for several cars.

## HEATING

Gas central heating.

## GLAZING

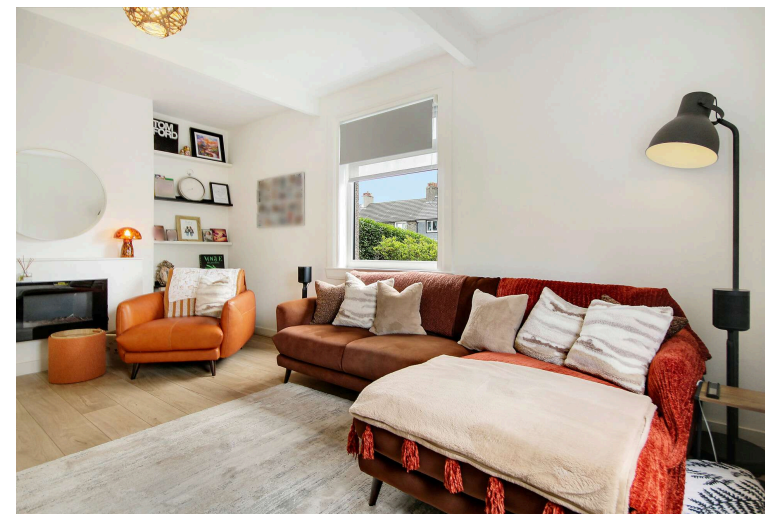
New double glazed windows were installed in October 2022 (except the patio doors and kitchen window in the extension area).

## EXTRAS

All the blinds and any fitted carpets 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

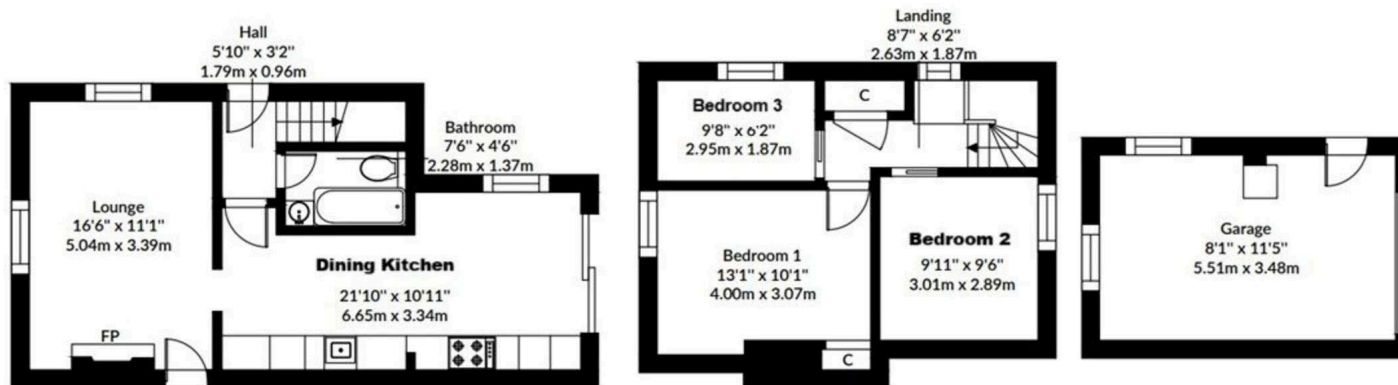
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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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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