

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



41 Backmarch Crescent, Rosyth, KY11 2RW
Offers Over £174,950



Well proportioned and extended semi detached villa enjoying a pleasant location and offering superb family accommodation. Entrance Hall, Lounge, Dining room, Fitted kitchen, Conservatory, Shower room, 3 Bedrooms. Lovely, well maintained and generously proportioned gardens. Driveway. Modern decor. Well maintained. Bright accommodation. Popular property type. EPC - C. 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 walking distance. 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 - SEMI DETACHED VILLA

- Much sought after area
- Close to all local amenities
- Ideal for commuters
- Popular property type
- Well maintained
- Lovely gardens to front and rear
- Ideal family home

ACCOMMODATION

Hall

This is a spacious hall. Door to Lounge and Shower room. Stairs to upper level. Storage cupboard.

Lounge 5.20 m x 3.20 m / 17'1" x 10'6"

A well proportioned and bright Lounge. Feature fireplace. Archway to dining room. Front.

Dining Room 5.34 m x 2.50 m / 17'6" x 8'2"

The dining room has been created within the extension. Access to kitchen. French doors to conservatory. Rear.

Kitchen 3.20 m x 1.41 m / 10'6" x 4'8"

The kitchen is fitted with modern floor and wall units. Mid.

Conservatory 2.80 m x 2.60 m / 9'2" x 8'6"

This is a great addition to any family home. French doors to garden.

Shower Room 2.60 m x 1.20 m / 8'6" x 3'11"

The wet floor shower room has recently been refitted with a modern white suite and features most attractive wet wall panelling. Side.

Landing

With doors to 3 bedrooms.

Bedroom 1 3.50 m x 3.40 m / 11'6" x 11'2"

This well proportioned double bedroom enjoys the benefit of built in wardrobes. Rear.

Bedroom 2 4.10 m x 3.30 m / 13'5" x 10'10"

Another good sized double bedroom. Rear.

Bedroom 3 3.30 m x 1.80 m / 10'10" x 5'11"

The third bedroom has built in storage. Front.

Gardens

This property enjoys well proportioned and well established areas of garden ground to the front and rear. The rear garden has many areas of interest including artificial grass.

DRIVEWAY

There are double gates leading to an off street parking area.

HEATING

Gas central heating - Last serviced 27/9/24.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets and blinds 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.

SOLD AS SEEN

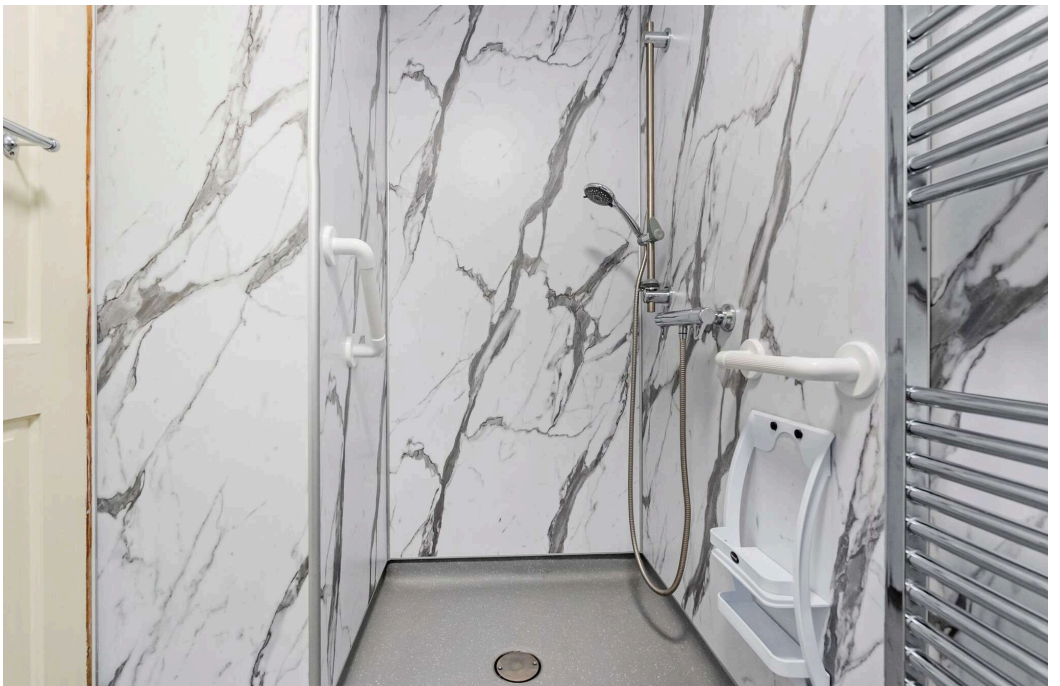
This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given

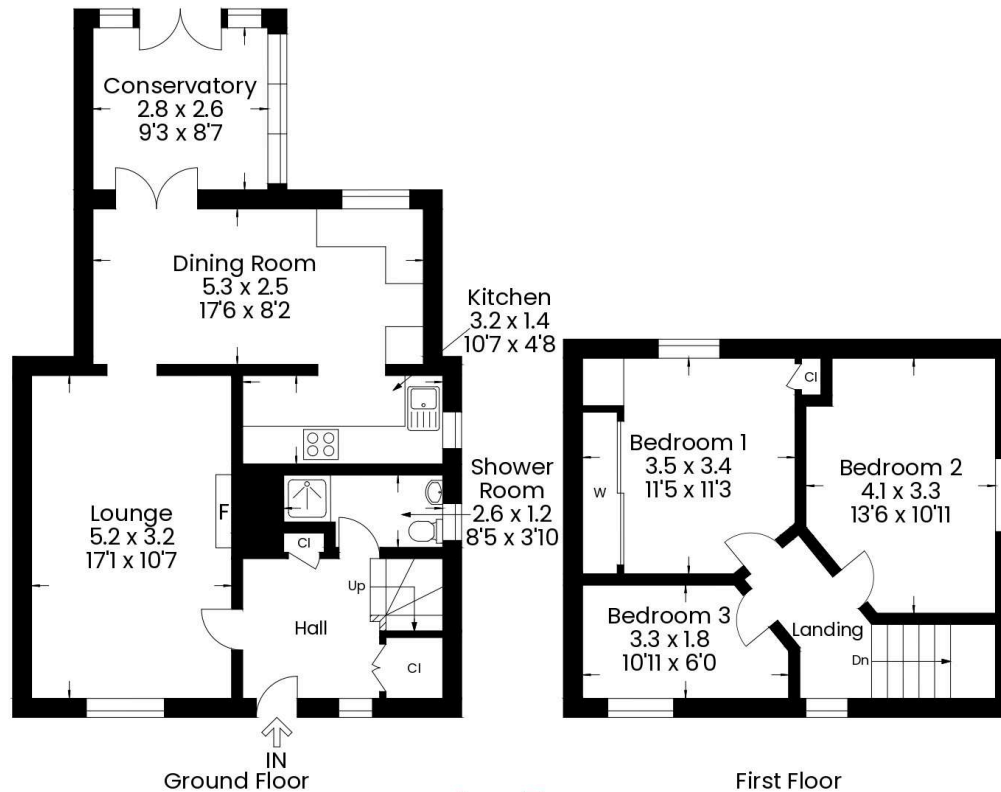












vistaBee

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)

VistaBee 2025

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

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.connell.co.uk

espc



rightmove

s1homes.com

f Find us on Facebook