

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



194 Park Road West, Rosyth, KY11 2SY
Offers Over £144,950



Well proportioned end terraced villa enjoying a convenient location in a much sought after residential area offering ideal family accommodation. Entrance Hall, Lounge, Dining Kitchen, Rear Hall, Downstairs WC, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Requires modernisation and upgrading. Great potential. Popular area. Close to schools. EPC - D. 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. This property is within few minutes' walk to Tesco and Rosyth Halt railway station.

PROPERTY - END TERRACED VILLA

- Sought after area
- End Terraced Villa
- 3 Bedrooms
- Gardens to front and rear
- Close to schools
- Close to local amenities
- Ideal family home
- Requires modernisation
- Great potential

ACCOMMODATION

Hall

With door to lounge. Stairs to upper level.

Lounge 6.60 m x 3.22 m / 21'8" x 10'7"

This is a well proportioned lounge. Door to kitchen. Front and rear.

Dining Kitchen 4.30 m x 3.04 m / 14'1" x 10'0"

The kitchen is well proportioned. Door to rear hall. Door to utility room. Rear.

Rear Hall

With door to WC and garden.

Downstairs WC 2.30 m x 0.70 m / 7'7" x 2'4"

This is a very handy addition to any family home. Rear.

Landing

With doors to 3 bedrooms and bathroom.

Bedroom 1 4.50 m x 2.60 m / 14'9" x 8'6"

A well proportioned double bedroom. Rear.

Bedroom 2 4.20 m x 3.30 m / 13'9" x 10'10"

The second bedroom is also of double proportions. Front.

Bedroom 3 3.30 m x 2.90 m / 10'10" x 9'6"

With Storage cupboard. Deep storage cupboard. Front.

Bathroom 2.20 m x 1.70 m / 7'3" x 5'7"

Fitted with a white suite. Rear.

Gardens

This property enjoys good sized areas of garden ground to the front and rear. The rear garden is fully enclosed by fencing offering a child and pet safe environment.

HEATING

Gas central heating

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.













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

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

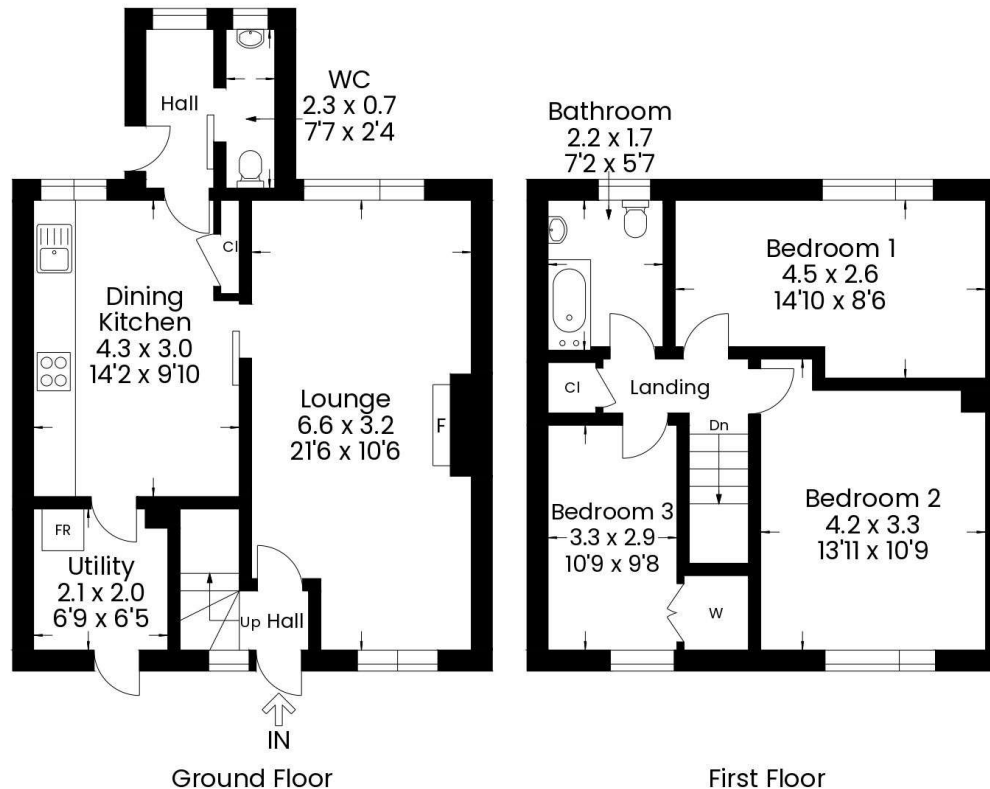
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www.rossconnel.co.uk

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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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)
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