

3 Forker Avenue

ROSYTH, FIFE, KY11 2UF



A lovely upper villa in the sought-after location of Rosyth



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3 Forker Avenue is a lovely upper villa in the sought-after location of Rosyth. The property is ideally placed for the commuter with easy access by road or rail. The property has been well-maintained by the current owner. Access is to the side of the building into an internal stairwell which leads to the spacious hallway with ample storage.

THE LOUNGE



The bright and spacious lounge is pleasantly located at the front of the property, with space for a dining table and six chairs.

THE KITCHEN



The kitchen features a range of floor and wall-mounted units complete with a single oven, hob and extractor hood, with views over the rear gardens.





There are two good-sized bedrooms which are all double in size, both benefiting from storage space. The master bedroom has the additional bonus of a fitted storage cupboard and looks out to the well-maintained rear garden. The partially tiled modern family bathroom completes the accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2

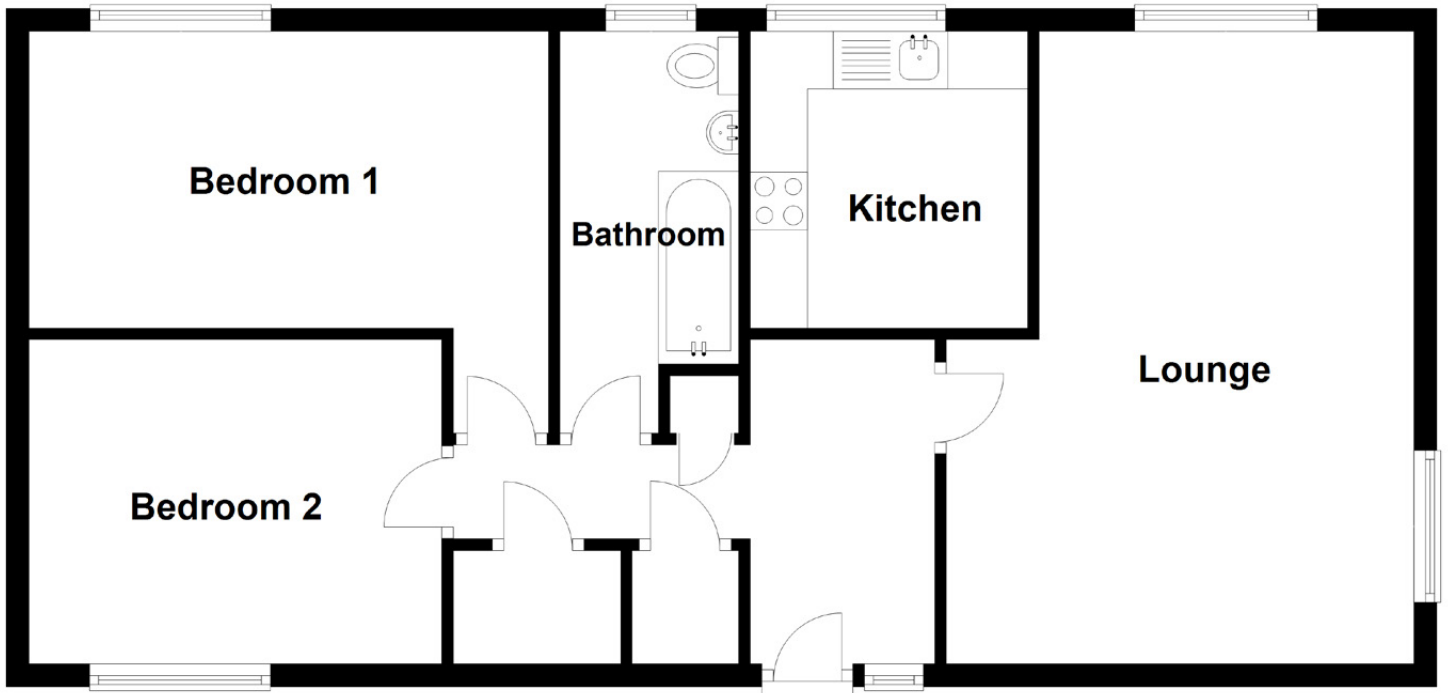


The property benefits from double glazing and gas central heating to ensure a warm living environment all year round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

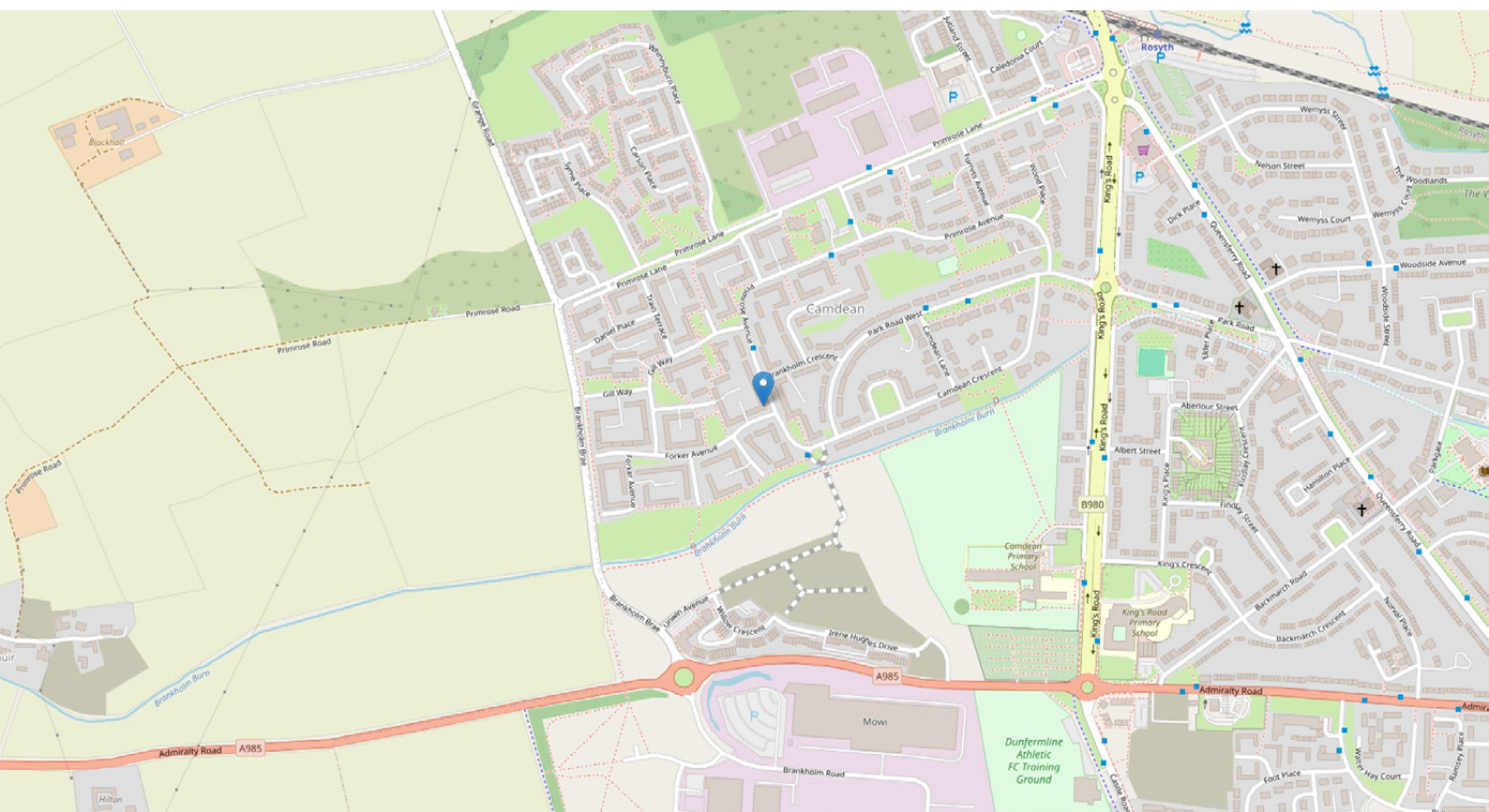
Lounge	5.51m (18'1") x 4.08m (13'5")
Kitchen	2.59m (8'6") x 2.42m (7'11")
Bathroom	3.50m (11'6") x 1.56m (5'1")
Bedroom 1	4.53m (14'10") x 3.50m (11'6")

Bedroom 2

3.60m (11'10") x 2.85m (9'4")

Gross internal floor area (m²): 66m² | EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Rosyth is located on the Firth of Forth some three miles south of the centre of Dunfermline. Within Rosyth's main thoroughfare, there is a good selection of shops for everyday requirements including a Tesco supermarket and Sainsburys local.





This is an excellent commuter base for those travelling north and south of the Forth Bridges by road or rail, located a mile from the new Queensferry crossing this gives an ease of transport for the commuter. The Ferry toll park and ride facility at Inverkeithing provides a stress-free and economical way of commuting to Edinburgh and the airport whilst the train station offers direct trains to Aberdeen and London. All of which are under two miles from the property.

Schooling of good repute can be found for Primary education in Rosyth and further secondary education in nearby Dunfermline. Situated by the Firth of Forth there is an abundance of picturesque villages and ample walking routes for dogs along the coast. There are many employment opportunities in the town with major employers based locally and with plans underway to develop the waterfront, Rosyth has a bright future.



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