



Stevenson Marshall
Property & Law

42 Forbes Road
Rosyth, KY11 2AN

Offers over £215,000

42 Forbes Road, Rosyth

A well proportioned semi detached villa with superb mature gardens and garage.

Accommodation comprises: entrance hallway, WC/cloaks, lounge (with French doors), dining room, kitchen, upper landing, three bedrooms and bathroom.

Gas central heating and double glazed window are installed throughout and the property boasts a flexible internal layout, pleasant outlooks and excellent storage.

Entrance hallway

WC/cloaks

Lounge 5.73m x 3.80m (18'10 x 12'6)

Dining room 3.47m x 2.21m (11'5 x 7'3)

Kitchen 3.62m x 3.35m (11'11 x 11'0)

Upper landing

Bedroom 1: 6.08m x 2.71m (20'0 x 8'11)

Bedroom 2: 4.03m x 3.28m (13'3 x 10'9)

Bedroom 3: 3.92m x 2.62m (12'10 x 8'7)

Bathroom 1.86m x 1.74m (6'1 x 5'8)

The impressive gardens feature a generous patio area, drying facilities, brick outbuilding, timber garden shed, west facing aspect to rear and a well manicured lawn. The detached summer house/garden bar has a serving hatch. A driveway and garage provide ample off street parking for several vehicles.

Forbes Road forms part of a desirable residential area on the outskirts of Rosyth. Within easy reach is Rosyth railway station (with services to Edinburgh), supermarket and town centre. Regular bus services operate within the immediate vicinity and there are local shops and primary schools close by. Rosyth is situated only three miles south of Dunfermline offering easy access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridges).

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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