



 **clyde**  
PROPERTY

**14 TORRIDON LANE**  
ROSYTH  
FIFE KY11 2EU



To view the HD video click here

[clydeproperty.co.uk](https://clydeproperty.co.uk)





Freshly decorated and in ready to move in, this three bedroom terraced house is an excellent opportunity for first time buyers, young families or investors. Situated in a quiet, established residential area in Rosyth, the house is extremely convenient for the commuter to Edinburgh or Dunfermline.

Entered by a private front garden, the hallway has space under the stair for storage and leads to the spacious lounge. The kitchen has been newly installed with a selection of floor and wall-mounted units and the appliances include a 4-ring gas hob with extractor hood and light, electric oven/grill, washing machine, fridge and additional fridge/freezer in the back pantry. Back door out to garden and coal cellar.

Carpeted stair rising to the upper level with hatch to a loft space and linen cupboard. Two double bedrooms both with fitted wardrobes and bedroom three/study is ideal for nursery or home office. Bathroom with a white three-piece suite comprising bath with mains shower over, wash hand-basin and WC.

The property benefits from gas central heating and double glazing, as well as the added benefit of a single lock-up garage which is situated out at the back of the property.

#### 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 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.

### AT A GLANCE

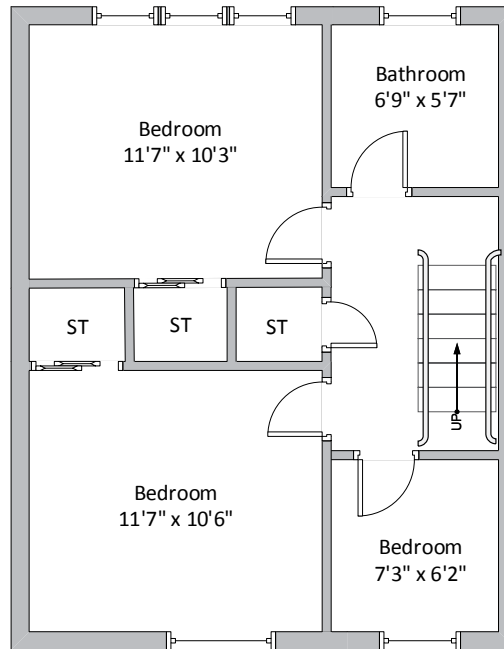
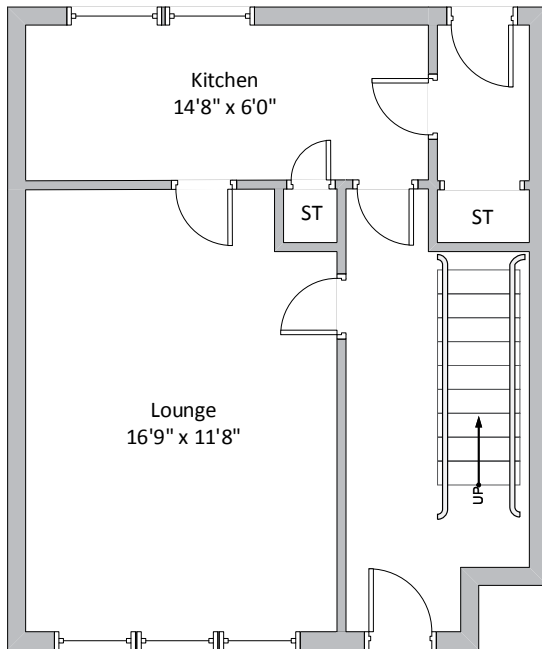
Three Bedrooms  
Spacious Lounge  
New Kitchen  
Garage

### THE FINER DETAIL

Double Glazing  
Gas Central Heating  
Private Garden  
EPC Band C







**14 TORRIDON LANE**  
**ROSYTH**  
**FIFE KY11 2EU**

Approx gross internal area 828.82 sqft | 77 sqm

Property reference MT0259

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

Find out more contact Clyde Property Edinburgh: 48-50 Morningside Road, Edinburgh EH10 4BZ T: 0131 297 5999 E: [edinburgh@clydeproperty.co.uk](mailto:edinburgh@clydeproperty.co.uk)

