



111 QUEENSFERRY ROAD

ROSYTH, KY11 2PS

£95,000
FREEHOLD

New for sale a Spacious Traditional 2nd Floor Flat in super location for local, shops schooling, amenities with excellent road/ rail network for commuting. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious starter home comprising: 'L' Shaped Entrance Hall - Lounge/ Diner - Kitchen - Two Double Bedrooms - Modern Bathroom. Benefitting from DG- GCH - EPC C - HOME REPORT £95,000. Externally resident's off-street parking to rear. View Now!



home sweet home
estate agents
your local property experts

111 QUEENSFERRY ROAD

• SPACIOUS TRADITIONAL TOP FLOOR
FLAT • DG- GCH - EPC C - HOME REPORT
£95,000 • TWO BRIGHT DOUBLE
BEDROOMS • GENEROUS LOUNGE/
DINER • KITCHEN - MODERN BATHROOM • OFF
STREET PARKING • IDEAL STARTER
HOME • VIEW NOW!



FULL DESCRIPTION

New for sale a Spacious Traditional 2nd Floor Flat in super location for local, shops schooling, amenities with excellent road/ rail network for commuting. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious starter home comprising: 'L' Shaped Entrance Hall - Lounge/ Diner - Kitchen - Two Double Bedrooms - Modern Bathroom. Benefitting from DG- GCH - EPC C - HOME REPORT £95,000. Communal shared garden to rear. Externally resident's off-street parking to rear. View Now!

LOCATION

Rosyth offers excellent Road & Rail links for the commuter with mainline Bus Route - Primary Schooling, Shops & Amenities.

'L' SHAPED ENTRANCE HALL

Well presented in neutral tones with 2 deep store cupboards. Cloaks facility. Tiled floor.

LOUNGE/ DINER

Generous well-presented public room with high corniced ceiling. 2 DG windows to front provide abundance of light. Shelved alcove. Wood floor.

BEDROOM 1

Spacious main double bedroom. High ceiling. DG window to front. Carpet.

BEDROOM 2

Bright double bedroom with high corniced ceiling. 2 DG windows to rear. Laminate floor.

KITCHEN

Fitted wall & base units, wipe clean worktop, inset sink. Intergrated gas hob, oven. Boiler housed. DG window to rear.

BATHROOM

Modern suite to include bath with overhead electric shower, clear screen. Wash hand basin. Low level wc. Tiled floor & wall. Frost DG window. Heated towel radiator.

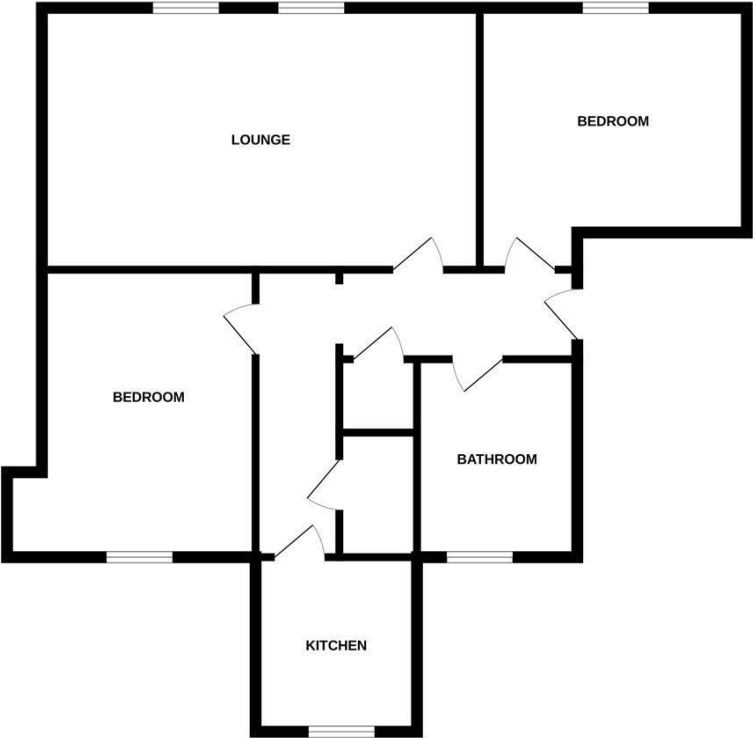
OFF STREET PARKING

Off street parking to rear of building for residents.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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