





## Welcome

Welcome to Primrose Avenue, this charming two bedroom, well-proportioned, end terrace property offering bright and spacious accommodation, is arranged over two floors with beautiful private gardens to the front, side and rear. The property is located in the popular residential area of Camdean, close to an abundance of local amenities, schooling and swift transport links. The property would make an ideal first time buy, suited to singles, couples and small families. Presented to the market in immaculate order throughout, we would recommend an early viewing



- Sun porch.
- Living/dining room.
- Fully fitted modern kitchen.
- Two double bedrooms.
- Attic storage accessed by a fixed ladder.
- Stylish bathroom comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Double glazing.
- Beautiful gardens to include sheds.
- On street parking available.



## Rosyth

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 minute's walk to Tesco and Rosyth Halt railway station

## Extras


The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



# Get in touch

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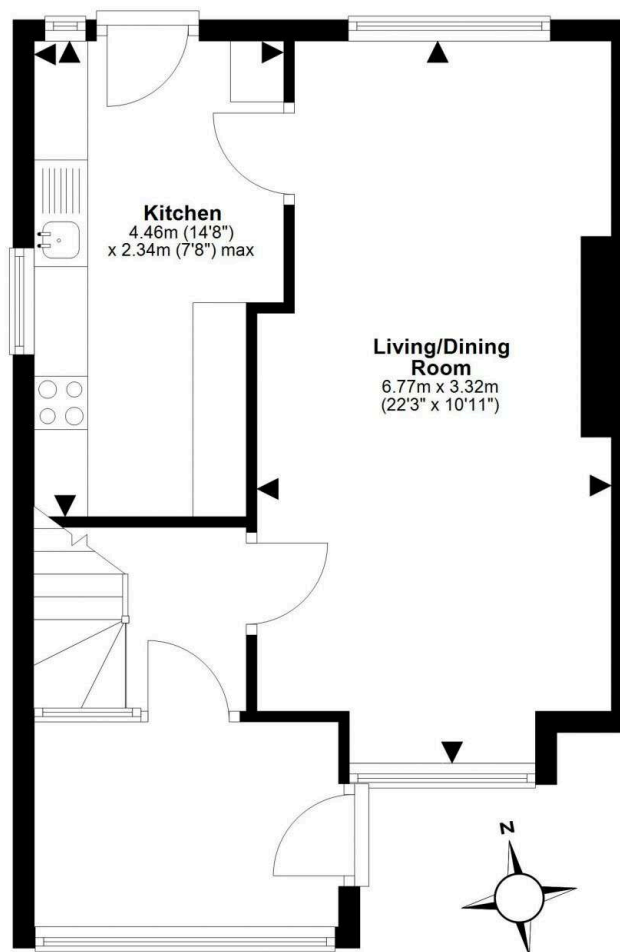
Bruntsfield Office:

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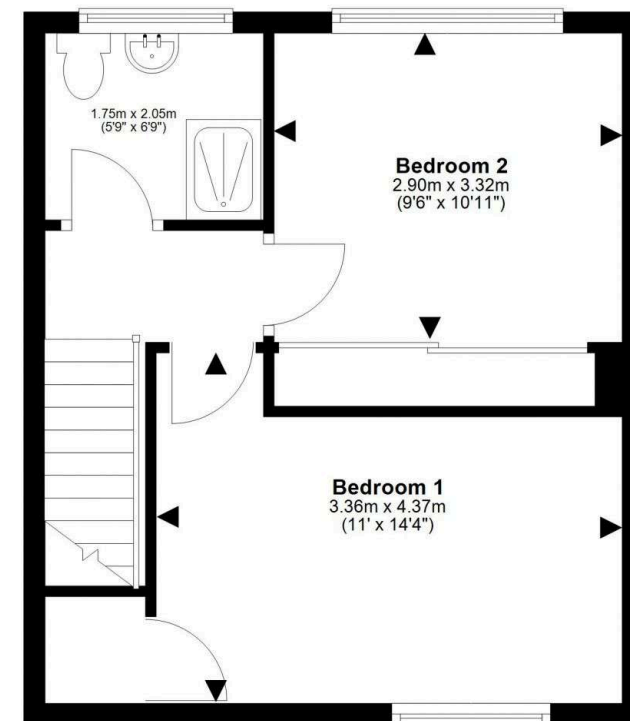


**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.