





GORGEIOUS 2 BEDROOM TOP FLOOR APARTMENT!

Niall McCabe & RE/MAX Property are delighted to present to the market this spacious & freshly decorated 2-bedroom top floor apartment located in well-connected Rosyth. The property enjoys a trendy finish, with semi-open plan interiors and a versatile floorplan. An ideal first, or next step on the property ladder.

Rosyth, situated on the River Forth, offers schools, shops, banks and leisure facilities. The town is located approximately 2 miles from the Forth Road Bridge and lies within a short drive of the M90/A90 networks connecting to Perth, Dundee, Glasgow, Edinburgh and Central Belt. The area is well served by public transport including railway services to Edinburgh and all stops on the Fife Circle.

The home report can be downloaded from our website.

Freehold

Council tax band B

Factor Fee – Self Managed In Block

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property – no warranty is given or implied.

Council Tax band: B

Tenure: Freehold

Rosyth, situated on the River Forth, offers schools, shops, banks and leisure facilities. The town is located approximately 2 miles from the Forth Road

Entrance Hallway

5' 7" x 4' 7" (1.69m x 1.39m)

Spacious introduction to the property complete with fresh flooring & neutral wall coverings. There is handy shelving here & access to the lounge.

Lounge/Kitchen

19' 5" x 16' 2" (5.93m x 4.93m)

Large open-plan area finished to an exacting palette and bursting with natural light. The kitchen area is well-equipped with a vast range of base & wall mounted units complete with integral appliances and contrasting flooring. Whilst the lounge area enjoys multiple windows double height vaulted ceilings and plush carpeting.

Bedroom 1

11' 6" x 11' 3" (3.50m x 3.42m)

The main bedroom is of fabulous proportions and has been freshly painted & decorated. There is a large rear window, new carpeting and central lighting.

Bedroom 2

10' 4" x 9' 6" (3.15m x 2.90m)

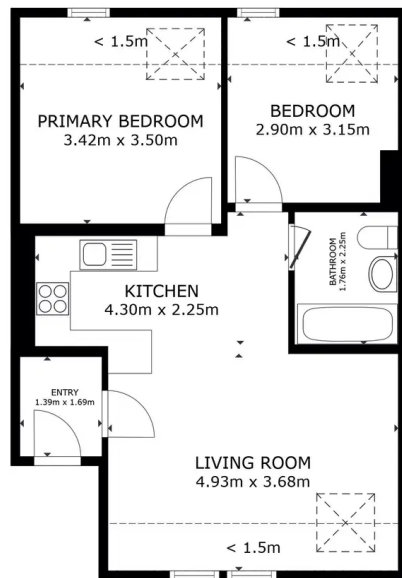
A second double bedroom which is also a fabulous size, it benefits from having a radiator, central lighting & ample powerpoints.

Family Bathroom

7' 5" x 5' 9" (2.25m x 1.76m)

Completing the internal accommodation is a lovely 3-piece bathroom, comprising of a slick white suite with large bathtub & overhead shower, wash hand basin & W.C – there is stylish flooring and tiled walls for ease of maintenance,





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 47.8 m²
EXCLUDED AREAS : REDUCED HEADROOM 9.0 m²
TOTAL : 47.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • info@remax-livingston.net • www.remax-livingston.net



Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.