



Flat 8, 6 Parkgate, Rosyth

Offers Over **£124,950**



FRESH, 2 BEDROOM 1ST FLOOR APARTMENT!!

Niall McCabe & RE/MAX Property are overjoyed to welcome to the market this one of a kind 2-bedroom, 1st floor apartment located in this highly anticipated & popular modern development in well-connected Rosyth. The property has been freshly re-decorated and carpeted throughout and is the ideal 'turn-key' apartment. Accommodation comprises; open plan lounge/kitchen, 2 generous double bedrooms, slick family bathroom & allocated parking.

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

Vestibule

Welcoming vestibule finished in fresh tones, with laminate flooring and handy storage – from here you enter the lounge.

Lounge/Kitchen

23' 7" x 19' 11" (7.18m x 6.08m)

The impressive lounge/kitchen enjoys ample space to eat, relax & entertain! The kitchen area is well-equipped with a vast range of base & wall mounted units, a selection of appliances and laminate flooring. There is also room for a dining furniture configuration. Whilst the lounge area is large & airy, it still feels cozy. With its lovely creamy décor palette and dual aspect windows – you will never tire of being here. The space benefits from having central lighting, radiators and ample sockets.

Bedroom 1

15' 0" x 11' 1" (4.57m x 3.39m)

The principal bedroom is a great size, finished to an exacting standard with fresh carpeting, neutral décor and ample fitted storage.

Bedroom 2

11' 0" x 9' 6" (3.36m x 2.90m)

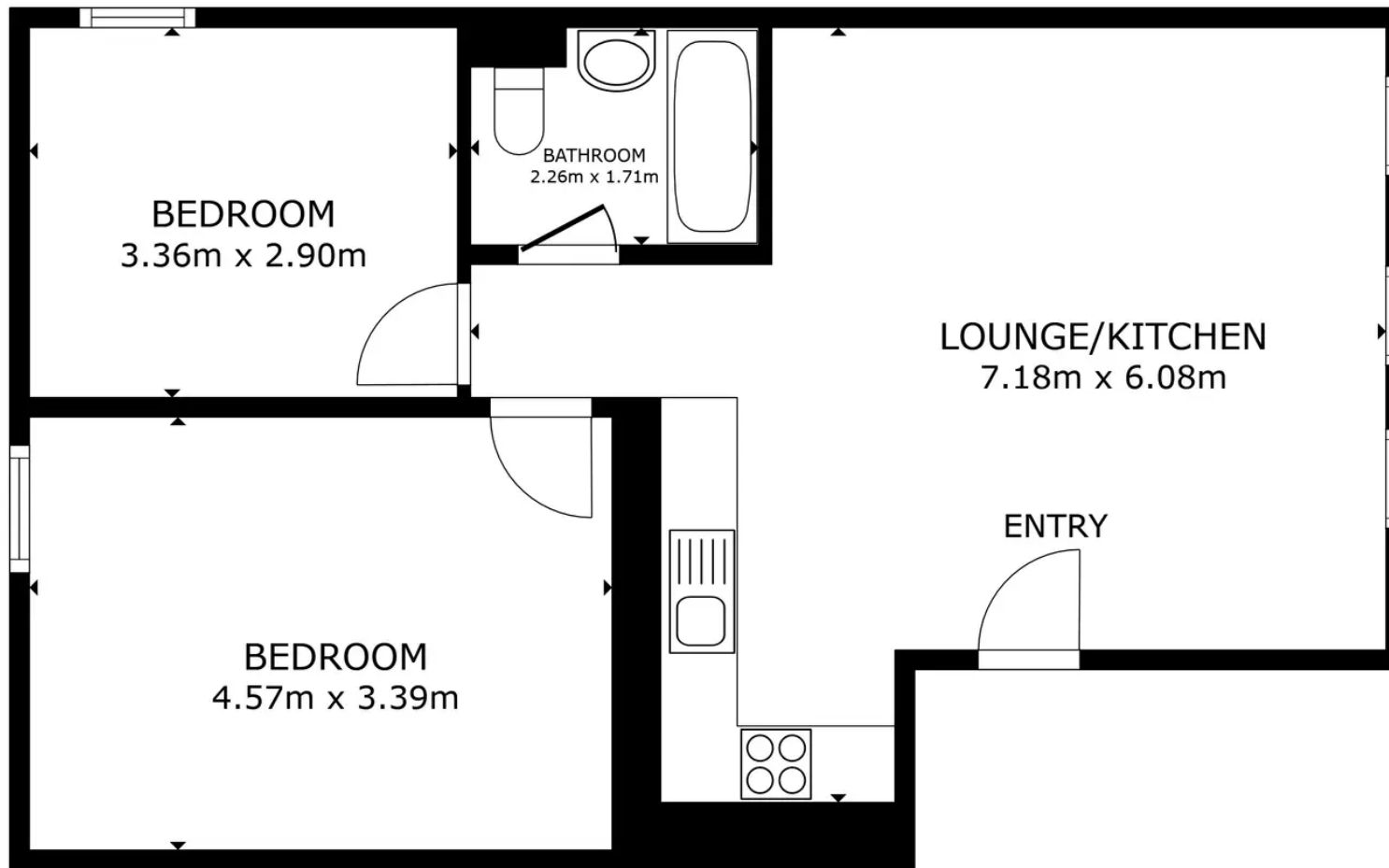
Bedroom 2 is also a great sized double room with beautiful finishings and ample floorspace for various furniture formations. There is also a large window overlooking the rear aspect.

Family Bathroom

7' 5" x 5' 7" (2.26m x 1.71m)

Completing the internal accommodation is this lovely family bathroom, which comprises of a crisp, white 3-piece suite – there is a large bathtub with overhead shower, wash hand basin & W.C – alongside striking vinyl flooring.





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 61.7 m²
TOTAL : 61.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



RE/MAX Property

Remax Property, Remax House - EH54 6TS

07940 230896 • nmccabe@remax-scotland.net • www.remax-livingston.net



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