







**\*Beautiful 2 bedroom apartment!\***

Niall McCabe & RE/MAX Property are proud to welcome to the market this large & lovingly styled 2-bedroom apartment located in Rosyth. The property enjoys a swish finish, with an open plan layout. An ideal 'walk-in' first home.

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.

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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



### **Vestibule**

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

### **Lounge/Kitchen**

16' 4" x 16' 2" (4.99m x 4.94m)

Large open-plan area finished in calming neutrals, 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 and modern laminate.

### **Bedroom 1**

15' 6" x 11' 5" (4.72m x 3.49m)

The principal bedroom is of generous proportions and has been freshly painted & decorated. There is a large rear window, new carpeting and fitted wardrobes.

### **Bedroom 2**

11' 3" x 9' 7" (3.43m x 2.92m)

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

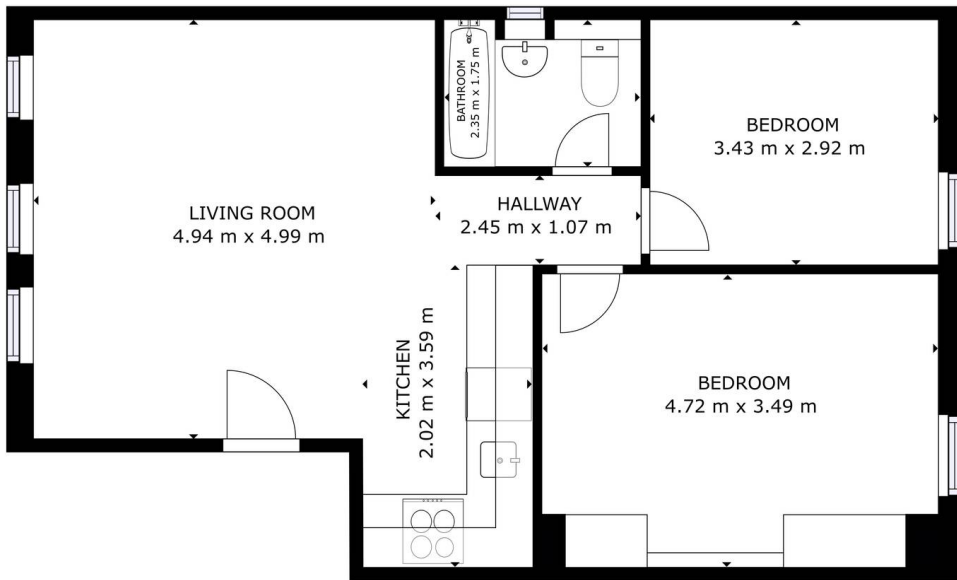
### **Family Bathroom**

7' 9" x 5' 9" (2.35m x 1.75m)

Completing the internal accommodation is a stunning 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.







GROSS INTERNAL AREA  
FLOOR 1: 65.59 m<sup>2</sup>  
TOTAL: 65.59 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







**RE/MAX Property**

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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.