



Morgans

PROPERTY

Rosslea Muirside Derby, Dunfermline, KY12 0RX

Offers Over £375,000



HOME
SWEET
HOME





Unique opportunity to acquire this deceptively spacious dwelling house, namely Rosslea, which is spread over three levels and occupies a semi-rural position just outside of the City Centre. The property is set amidst 3/4 of an acre with double garage, large outbuilding to the rear with further garage and workshop. The grounds are well maintained and fully stocked providing a child and pet safe environment with patio and seating areas together with vegetable plots and an abundance of mature plants and trees. The accommodation briefly comprises entrance porch, entrance hall, breakfasting kitchen, lounge, feature conservatory, diningroom, study, two double bedrooms and bathroom. The lower ground floor has a shower room and a laundry room which leads to grounds. The first floor has a further three double bedrooms, two of which have w.c facilities. There is also cellar for additional storage. The property is double glazed with oil-fired central heating.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

EXTRAS INC IN SALE / AGENTS NOTE

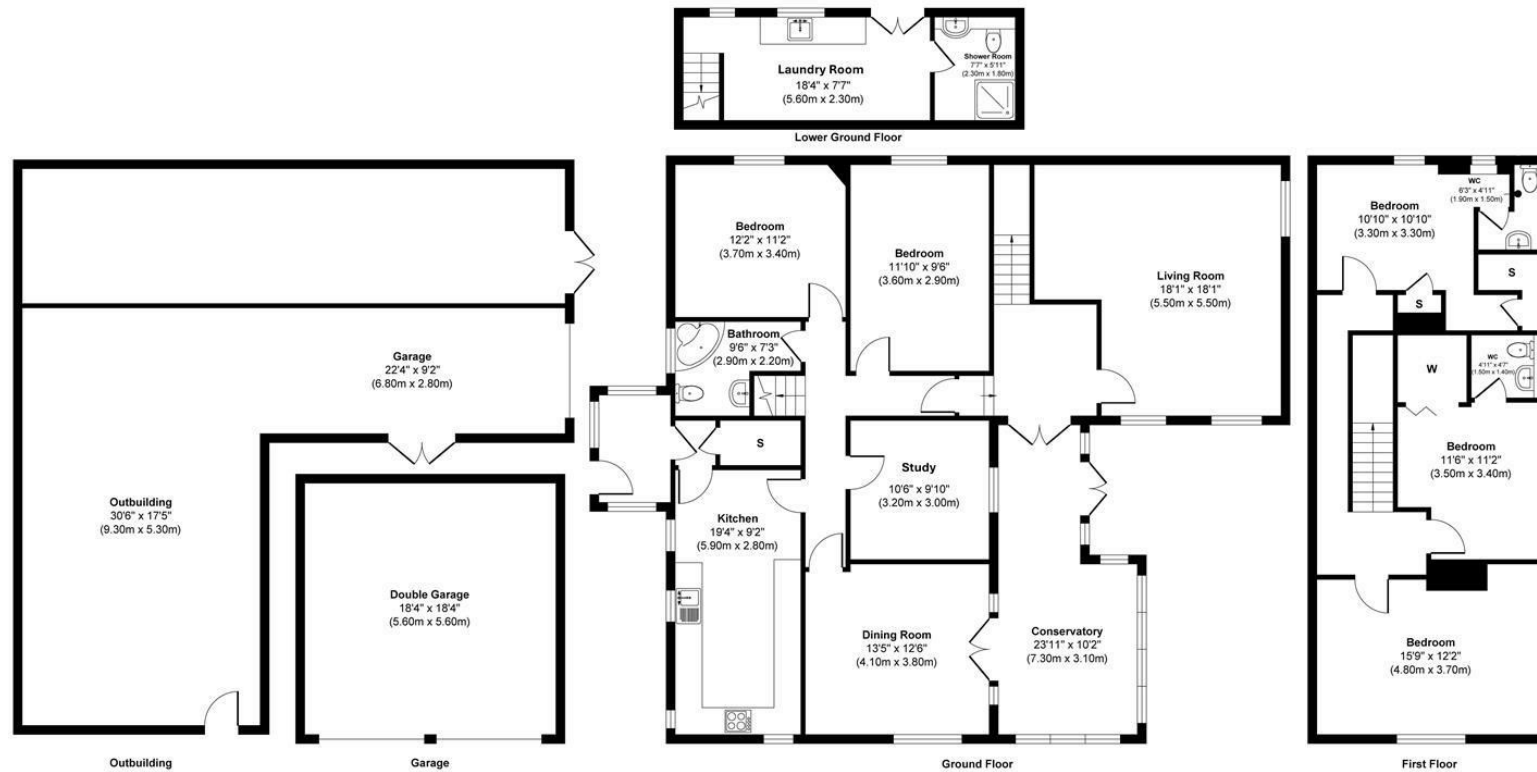
All floor coverings, blinds, bathroom and light fittings, together with integrated appliances and greenhouse.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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