



Morgans
PROPERTY

40 Peasehill Gait, Rosyth, KY11 2BD

Fixed Price £339,500







UNDER HR VALUE - We are delighted to bring to the market this spacious executive villa situated on enviable plot with fabulous views to the south and beyond. The accommodation is a credit to the present owners with quality fixtures and fittings throughout making this an ideal family home set within the popular Peasehill estate of similar executive properties. The subjects briefly comprise entrance vestibule and reception hallway, lounge, family room, fitted kitchen with built in breakfast bar and appliances, walk in pantry, utility, wc and conservatory with lovely open views, partial garage conversion currently a dining room and bar. On the upper level there is principal bedroom with en-suite, three further bedrooms all with fitted wardrobes and family bathroom complete the accommodation. Driveway at the front leads to single integrated garage. The landscaped gardens are an idyllic haven with large feature paved decked and patio areas and summer house. A great entertaining home. The property is double glazed with gas central heating and viewing is highly recommended to appreciate the standard and space this home has to offer.





LOCATION

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.

EXTRAS INC IN SALE / AGENTS NOTE

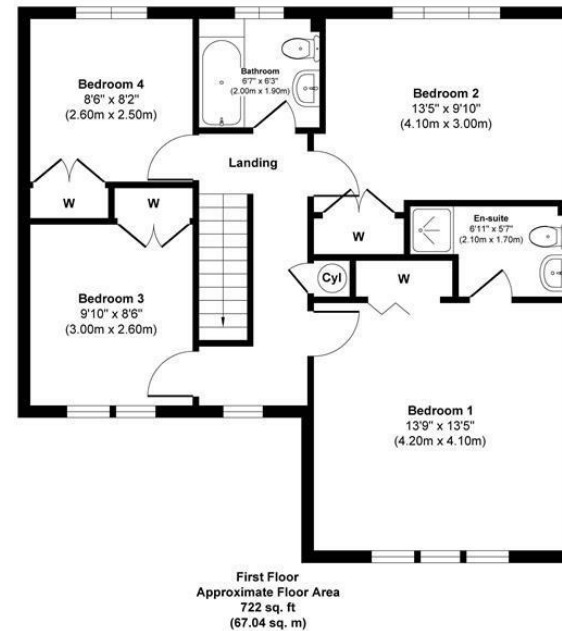
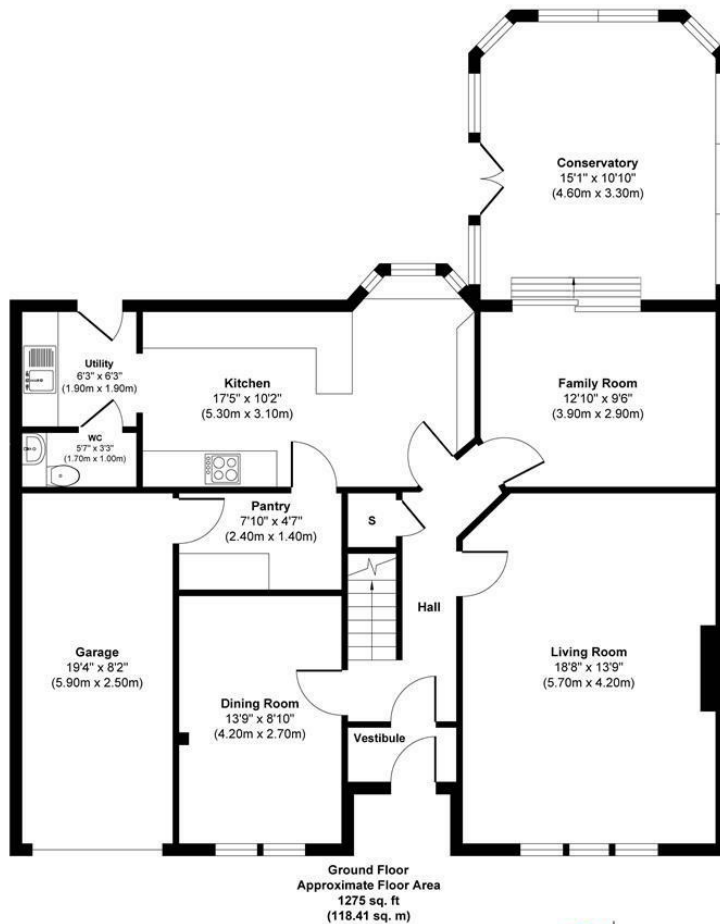
All floor coverings, blinds, bathroom and light fittings together with appliances and summer house.

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. No warranty is given with any of the white goods. Some items of furniture are available by separate negotiation.









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



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



s1homes.com

rightmove Zoopla.co.uk onTheMarket.com



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. No movable items will be included in the sale.