



Morgans

PROPERTY

3 Wemyss Court, Rosyth, KY11 2LL

Offers Over £95,000

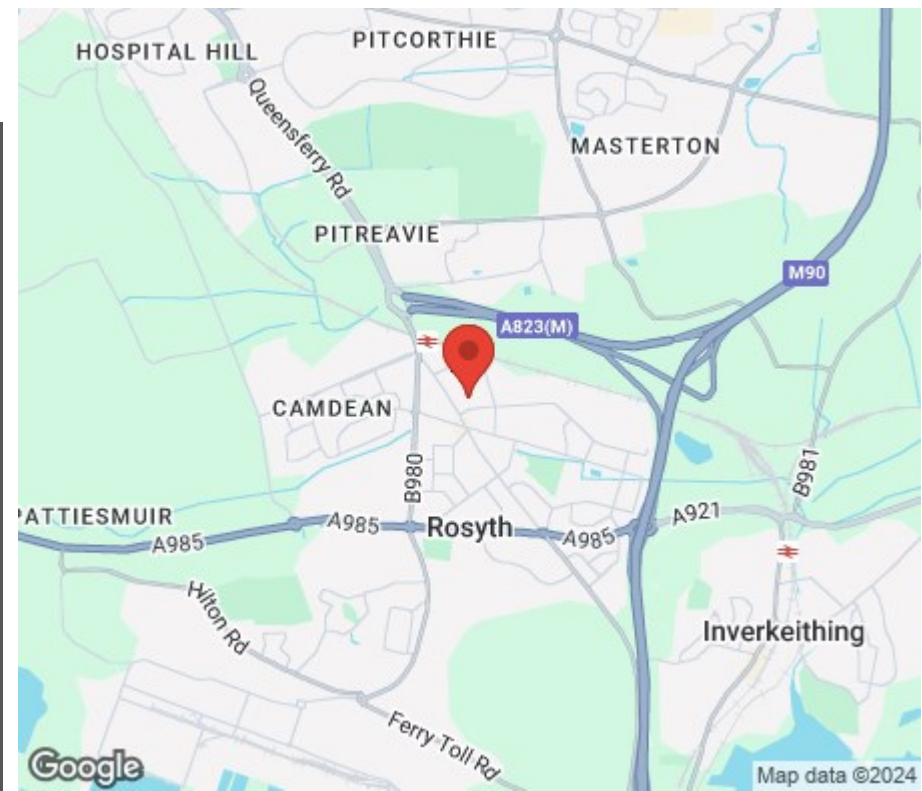






Ideal for first time buyer, investor for buy to let or couples looking for accommodation on the level. Modern ground floor flat situated in quiet cul-de-sac within the popular commuter town of Rosyth. The property benefits from private front door, reception hallway with storage, well-proportioned lounge, kitchen with appliances, double bedroom with built-in mirrored wardrobes and shower room. Externally there is a private garden to the front with shared path at the rear, ample off street parking. Gas central heating and double glazing. Early entry available.





LOCATION

Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops including Tesco Superstore and other services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. This area is an ideal commuter base with regular bus and rail links (within walking distance) and links to the motorway network. Additionally there is easy access to the M90 (North and South) and Ferrytoll Park and Ride at Inverkeithing. A short drive (4.5 miles) takes you to the City of Dunfermline which has a hospital and provides a larger selection of shops, bars and restaurants. Regular public transport and rail links also makes this area an ideal commuter base for Edinburgh, Fife and east central Scotland.

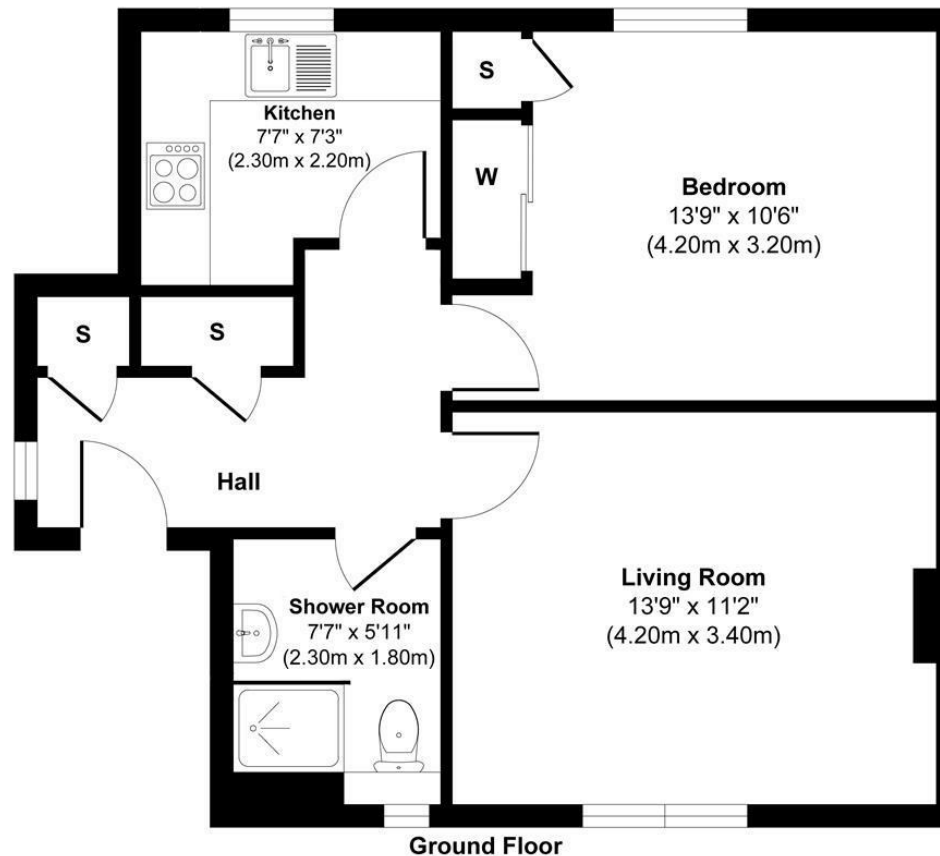
EXTRAS INC IN SALE / AGENTS NOTE

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

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

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.





Approx. Gross Internal Floor Area 496 sq. ft / 46.11 sq. m

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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