

Morgans

PROPERTY

103 Mcgrigor Road, Rosyth, KY11 2AF

Offers Over £105,000



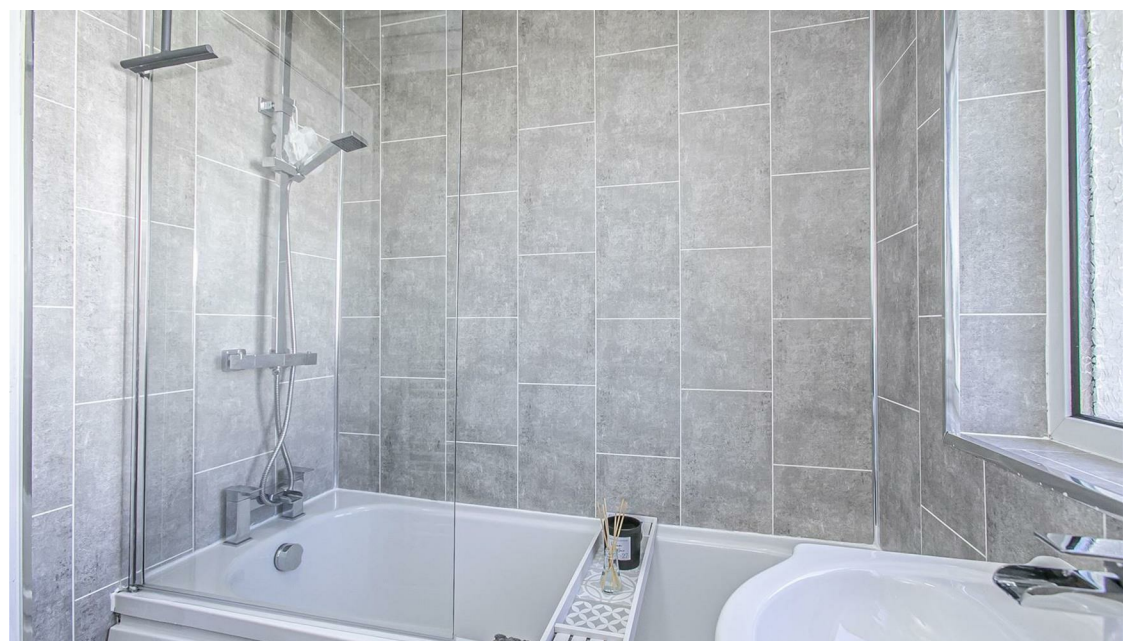








Excellent opportunity to purchase this well presented first floor apartment within this popular Rosyth estate, with easy access to the M90 motorway and commuter links. The property is a credit to the present owners and briefly comprises entrance stairwell and hallway with storage, lounge, kitchen, two bedrooms and bathroom. The property further benefits from private spacious gardens to the front and rear, is double glazed with gas central heating. Essential viewing.







## LOCATION

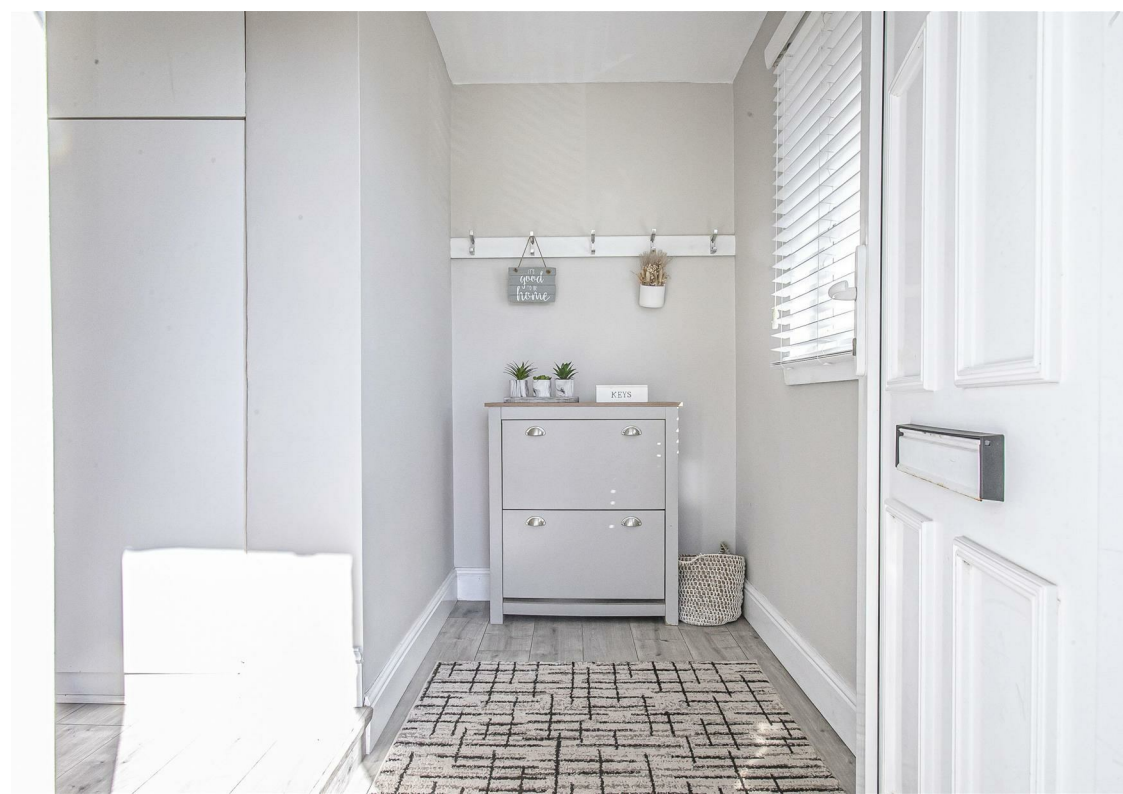
Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway 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 integrated appliances.

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.







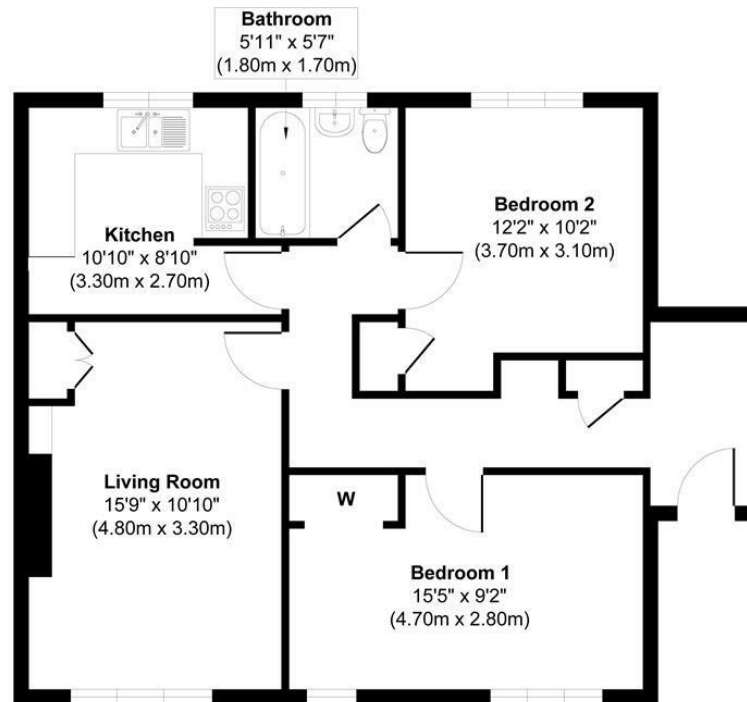








McGrigor Road, Rosyth, KY11 2AF



**Approximate Floor Area**  
692 sq. ft  
(64.31 sq. m)

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Approx. Gross Internal Floor Area 692 sq. ft / 64.31 sq. m

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PROTECTED

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.