



**Morgans**  
PROPERTY

52 Backmarch Road, Rosyth, KY11 2RP  
Offers Over £179,500



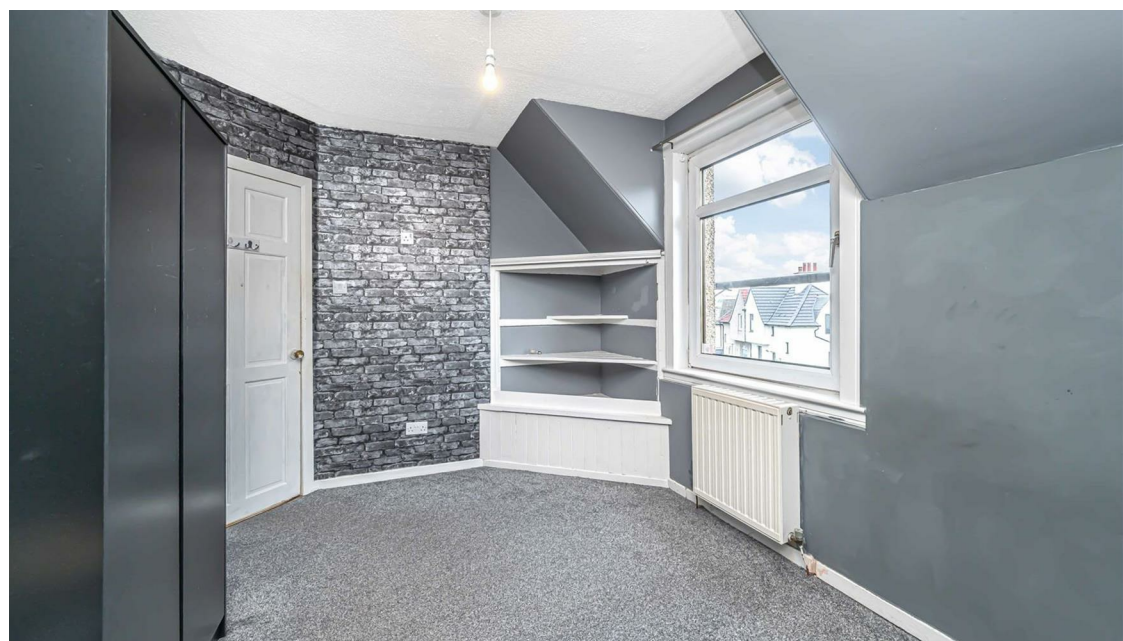




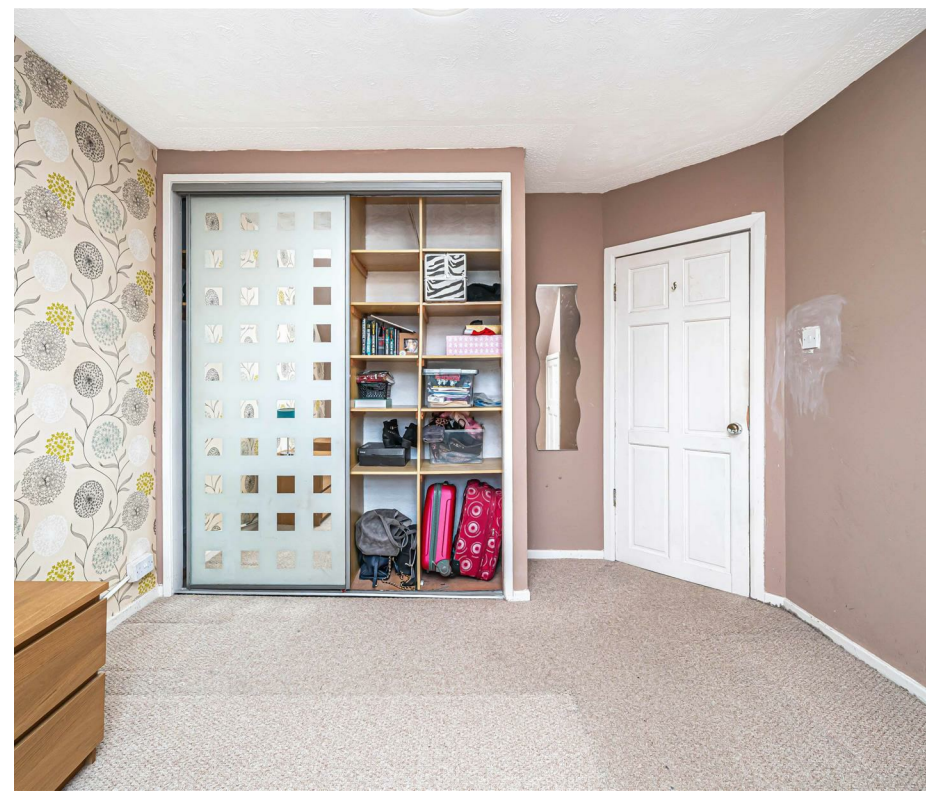




Early entry available to this generous extended semi detached villa occupying an enviable corner plot with easy access for the M90 motorway network. Rosyth has its own train halt and all local amenities and schooling within a short walk away. The accommodation has modern fixtures and fittings and benefits from a larger than average driveway giving access for many vehicles. There is a fully enclosed garden to the rear providing a child and pet safe environment, with decking area. The subjects are well presented and briefly comprise entrance porch and hallway, lounge, dining room, modern fitted kitchen with separate utility area and stylish shower room. On the upper level there are three bedrooms and access to attic. The property is double glazed with gas central heating. EPC RATING







## 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 fittings together with integrated appliances and garden shed.

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.





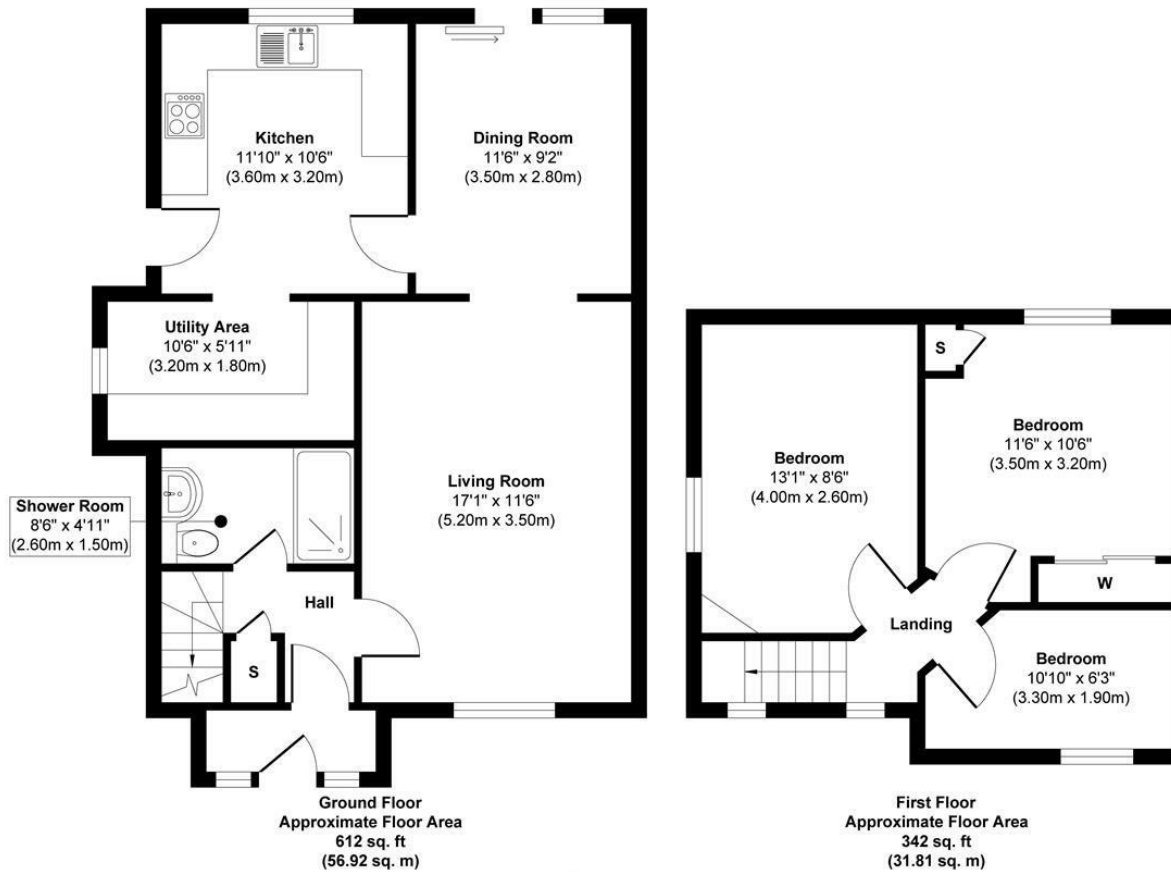












**Approx. Gross Internal Floor Area 954 sq. ft / 88.73 sq. m**

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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