



Morgans

PROPERTY

94 Park Road, Rosyth, KY11 2JL

Offers Over £175,000







We are delighted to be marketing this semi detached villa which is situated in the popular commuter town of Rosyth with all amenities, railway station and schooling within easy reach. The property is set in an enviable plot with substantial gardens to the front and rear with mature plants and shrubs. The property itself is generous throughout briefly comprising entrance hall, spacious lounge and dining room, kitchen and storage on the ground floor. On the upper level there are three bedrooms and family bathroom. The property is double glazed with gas central heating, early entry available.





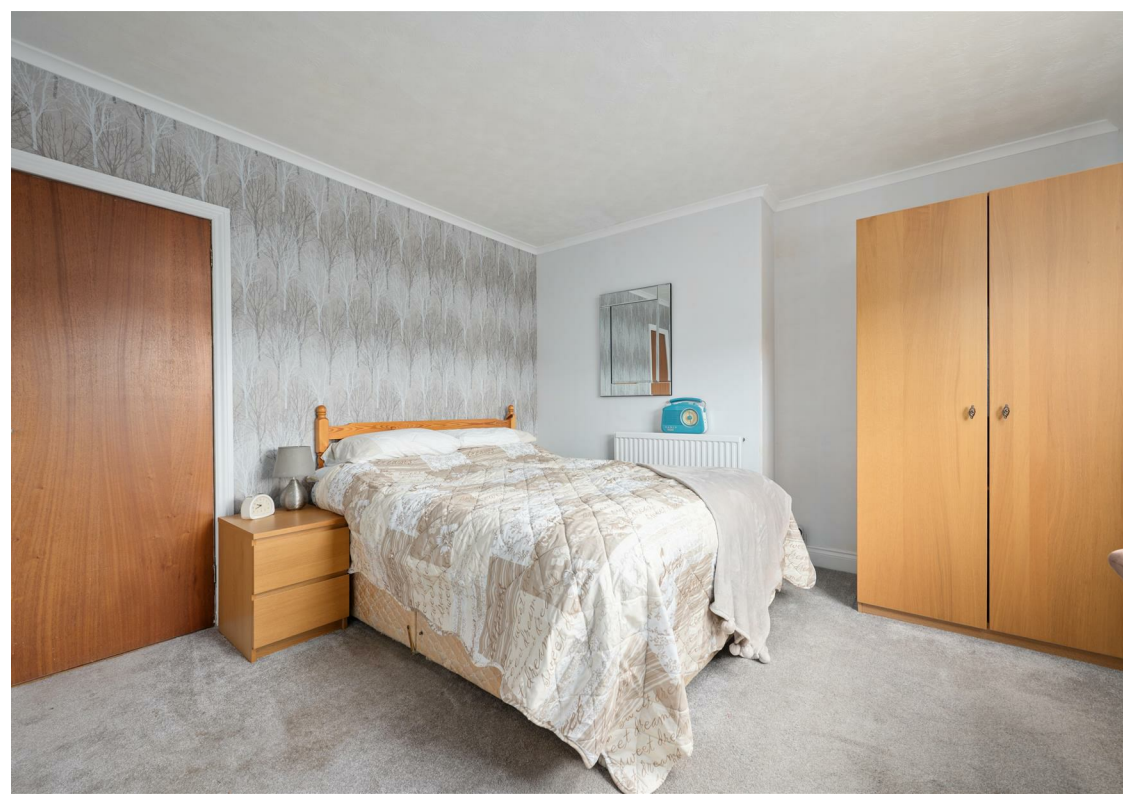
LOCATION

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. No warranty is given on the 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.



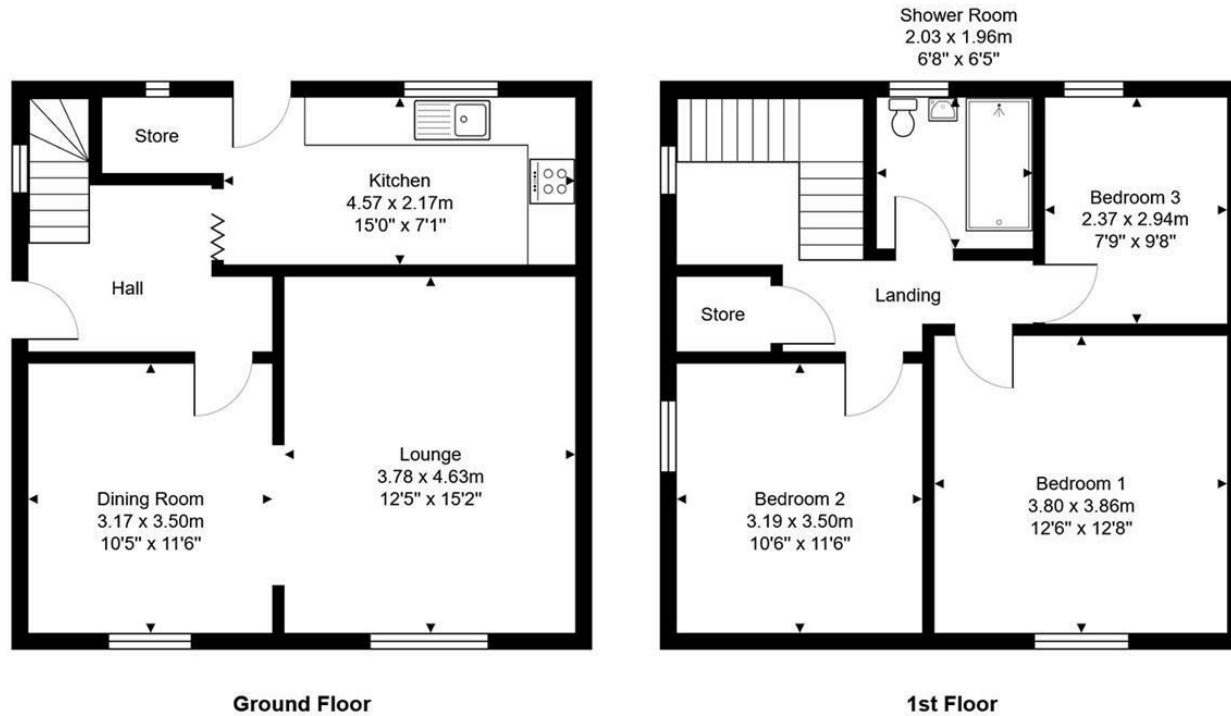




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Total Area: 99.3 m² ... 1069 ft²

All measurements are approximate and for display purposes only



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SOLICITORS | PROPERTY

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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.