

Morgans

PROPERTY

5 Forker Avenue, Rosyth, KY11 2UH

Offers Over £115,000



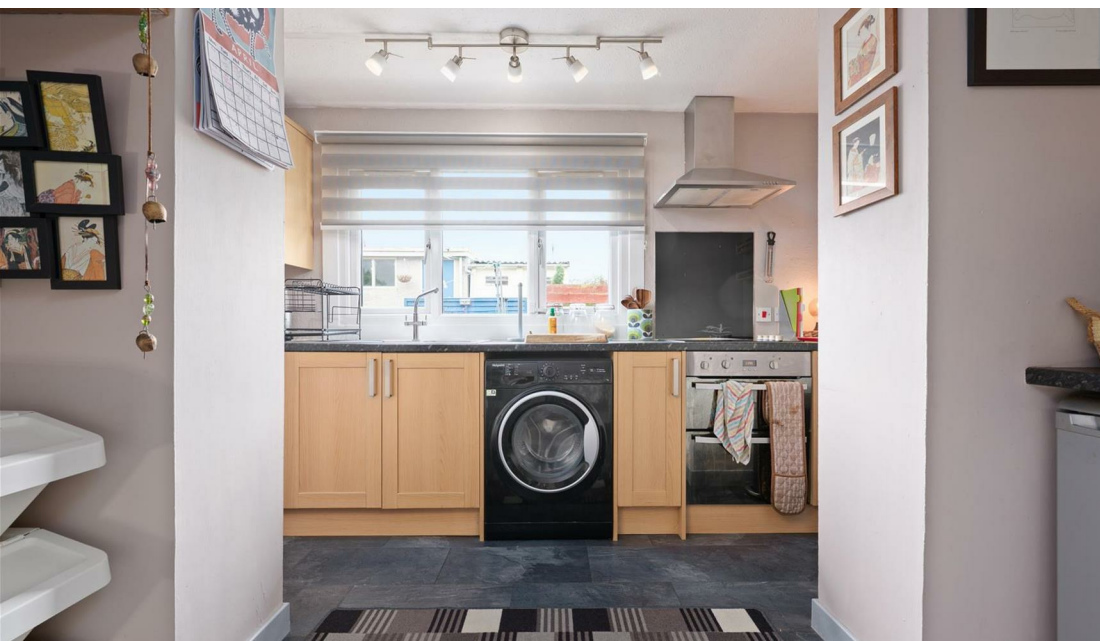




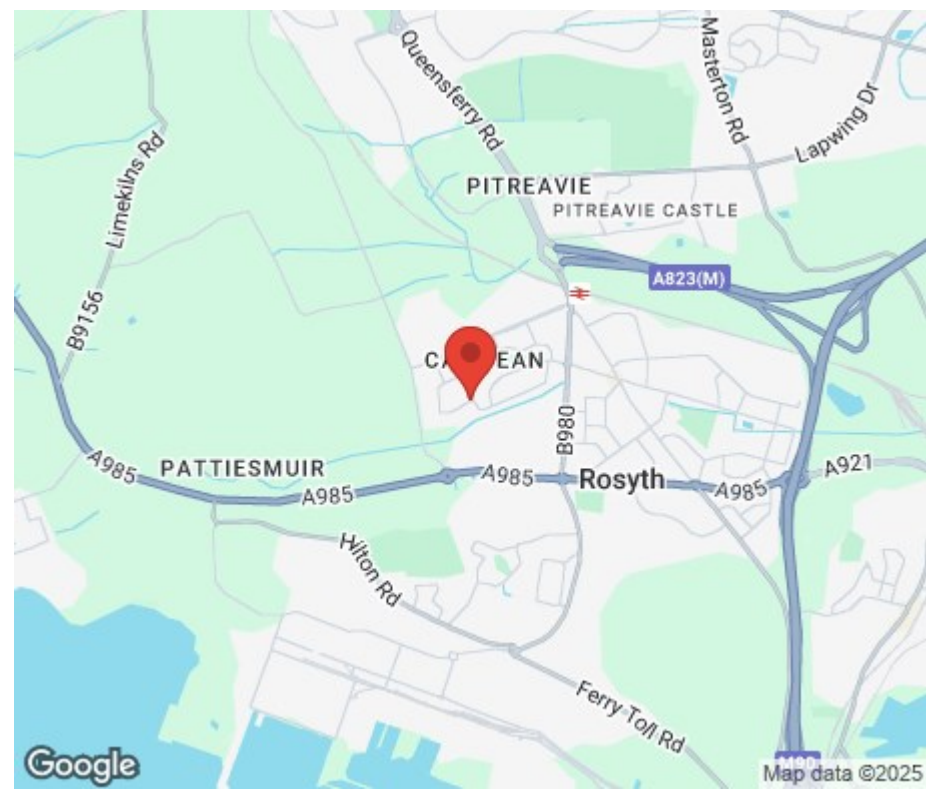




Well positioned ground floor flat with private garden to front and shared garden to the rear. The property would ideally suit first time buyers, couples or indeed investors as gives a good annual yield. It provides generous space throughout and has direct links to the M90 motorway network. The accommodation has been extended and briefly comprises communal entrance private front door, entrance vestibule with storage, hallway, lounge/diner, kitchen with dining area, two double bedrooms and bathroom with overhead shower. The property is double glazed with gas central heating. The property further benefits from off street parking and garage to the rear. 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 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.













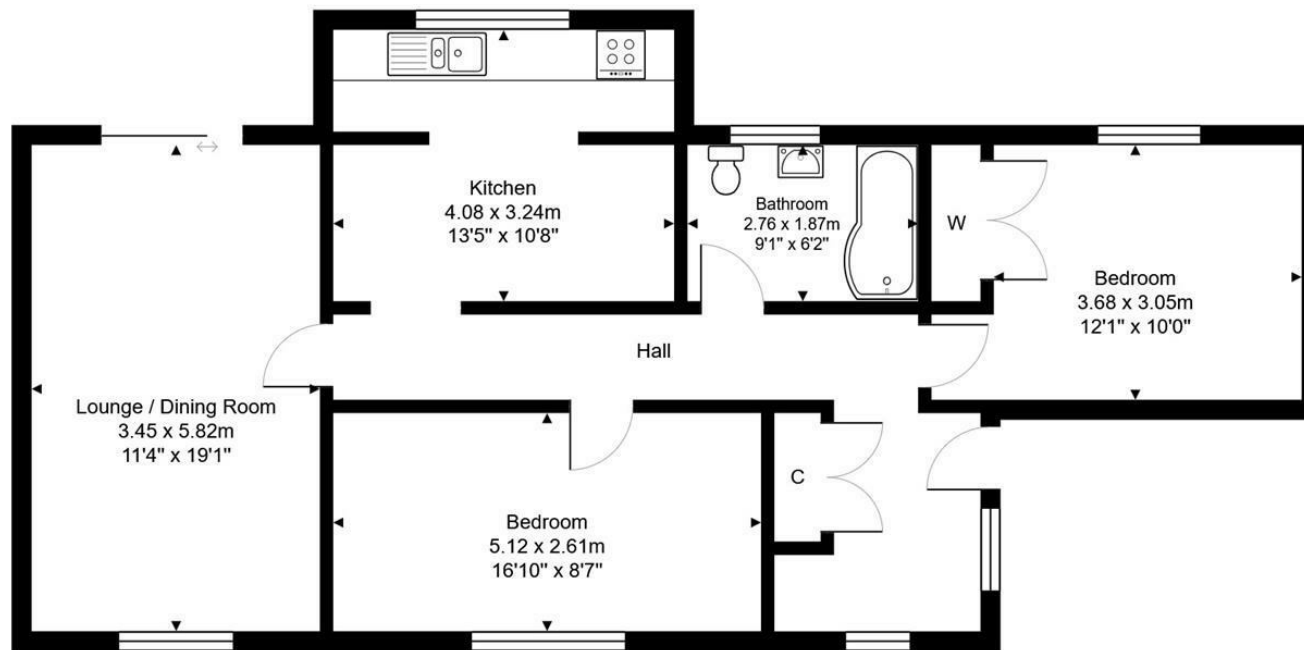


## 5 Forker Avenue, Rosyth

Total Area: 83.5 m<sup>2</sup> ... 898 ft<sup>2</sup>



All measurements are approximate and for display purposes only



Ground Floor



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.