



Morgans

PROPERTY

8 Duffy Place, Rosyth, KY11 2DE

Offers Over £174,950

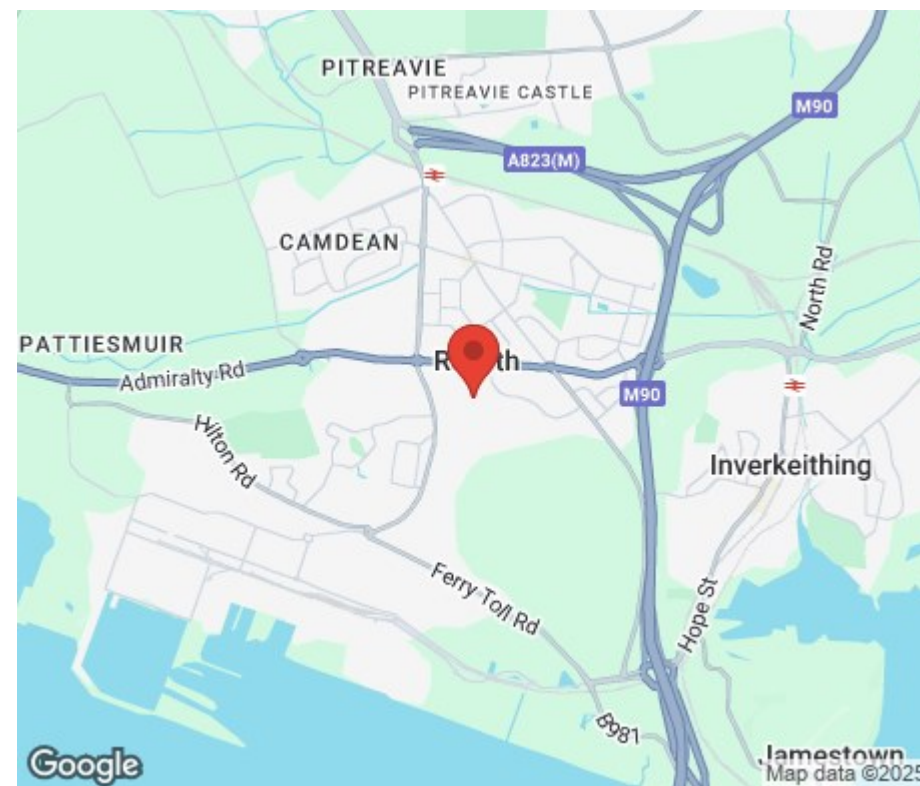






Early entry is available for this well appointed beautifully presented two bedroom semi detached villa situated in quiet estate. A double monobloc driveway and enclosed generous gardens provide a child and pet safe environment. The grounds are well maintained with patio area benefitting from a southerly aspect, an idyllic haven. The property briefly comprises entrance vestibule, hallway, w.c facilities, lounge, dining room and fitted kitchen with door to side garden. On the upper level there are two double bedrooms one with built in wardrobes and bathroom with off mains shower. Access to attic. This home is double glazed with gas central heating throughout.





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 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.





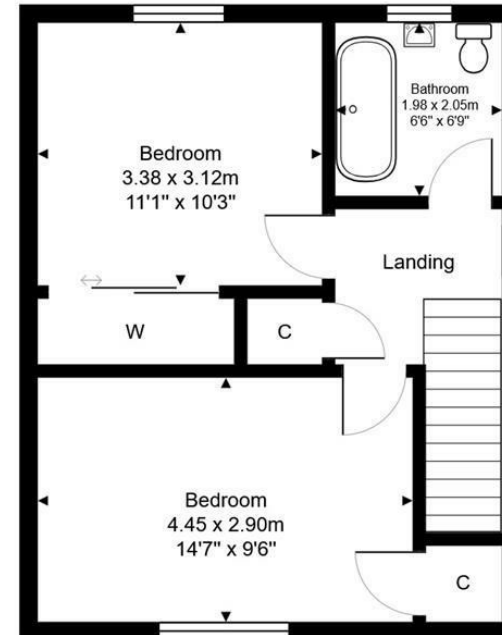
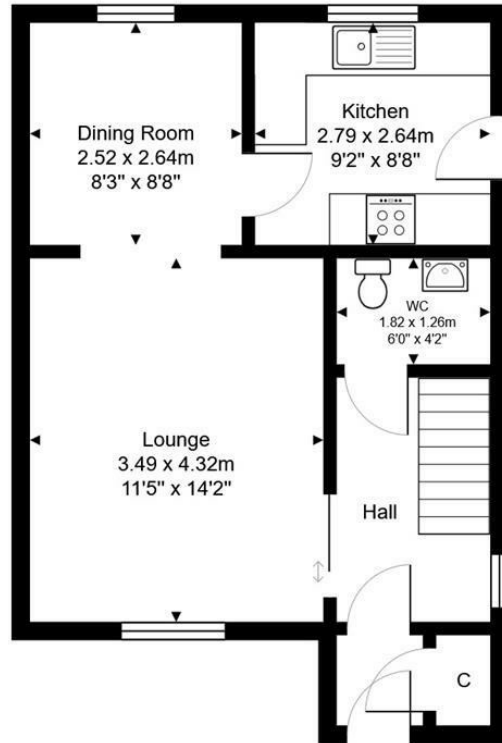


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Total Area: 80.4 m² ... 866 ft²

All measurements are approximate and for display purposes only



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SOLICITORS | PROPERTY

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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.