



**Morgans**

PROPERTY

97 Parkside Street, Dunfermline, KY11 2NA

Offers Over £185,000







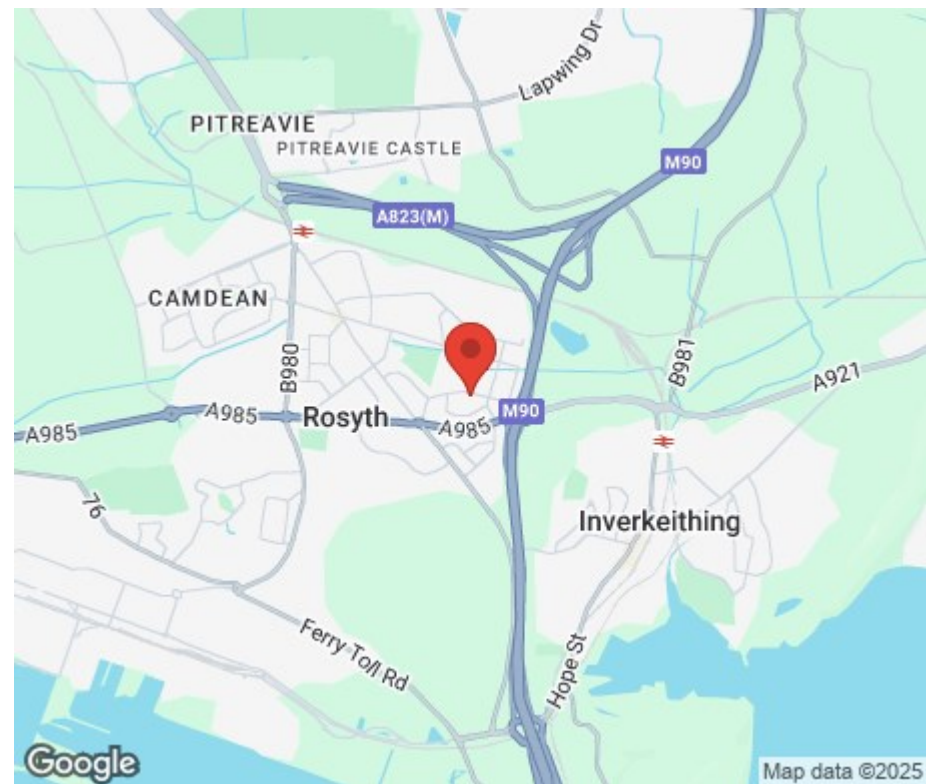




Early entry available. Stylish and modern extended three bedroom mid terraced villa, an ideal family home, located in one of Rosyth's well established areas with beautifully maintained gardens to front and rear which are fully enclosed providing a child and pet safe environment. Ample on street parking. The subjects are offered in lovely condition and briefly comprise entrance hall, lounge, dining room/family room with french doors to patio area, contemporary fitted kitchen and newly fitted shower room with off mains shower. On the upper level there are three bedrooms (two with storage cupboard) and access to attic. The property is double glazed with gas central heating.







### 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.







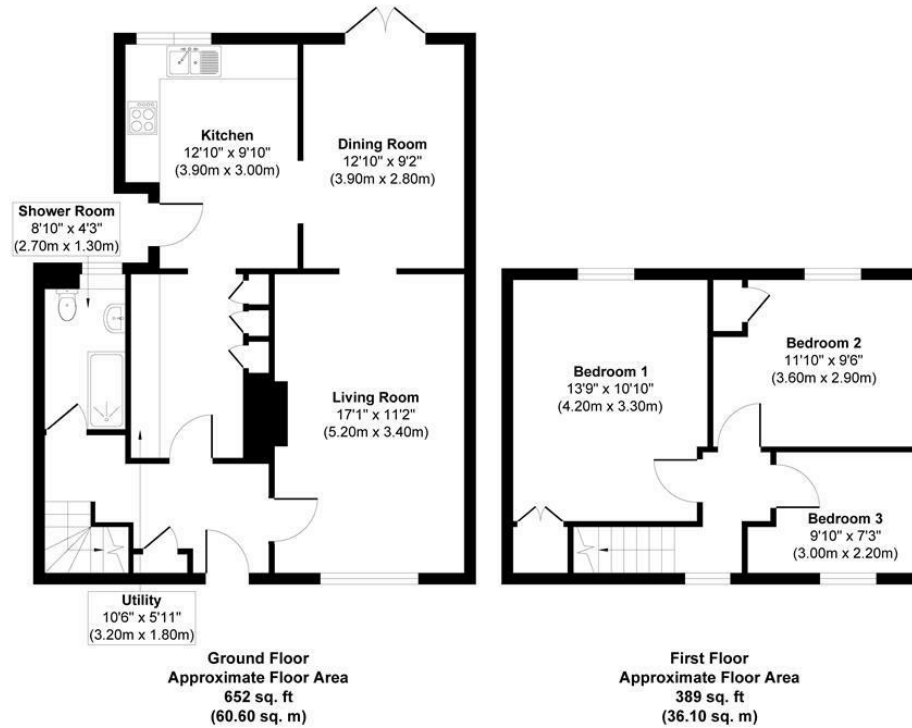








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Approx. Gross Internal Floor Area 1041 sq. ft / 96.70 sq. m

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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.