



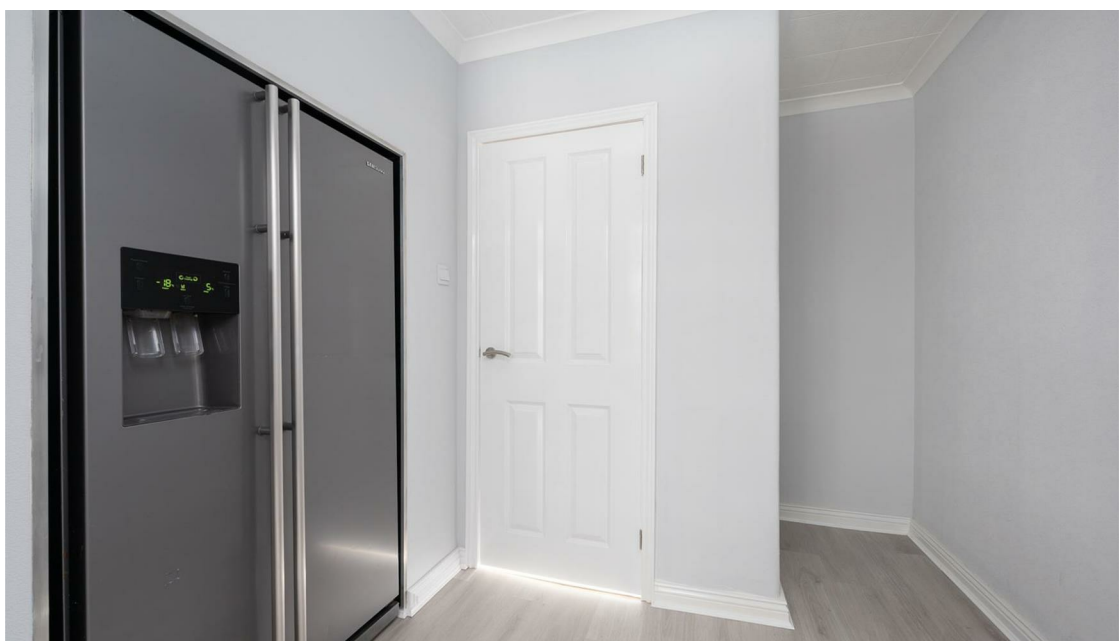
8 Tovey Road, Rosyth, KY11 2AD
Offers Over £165,000

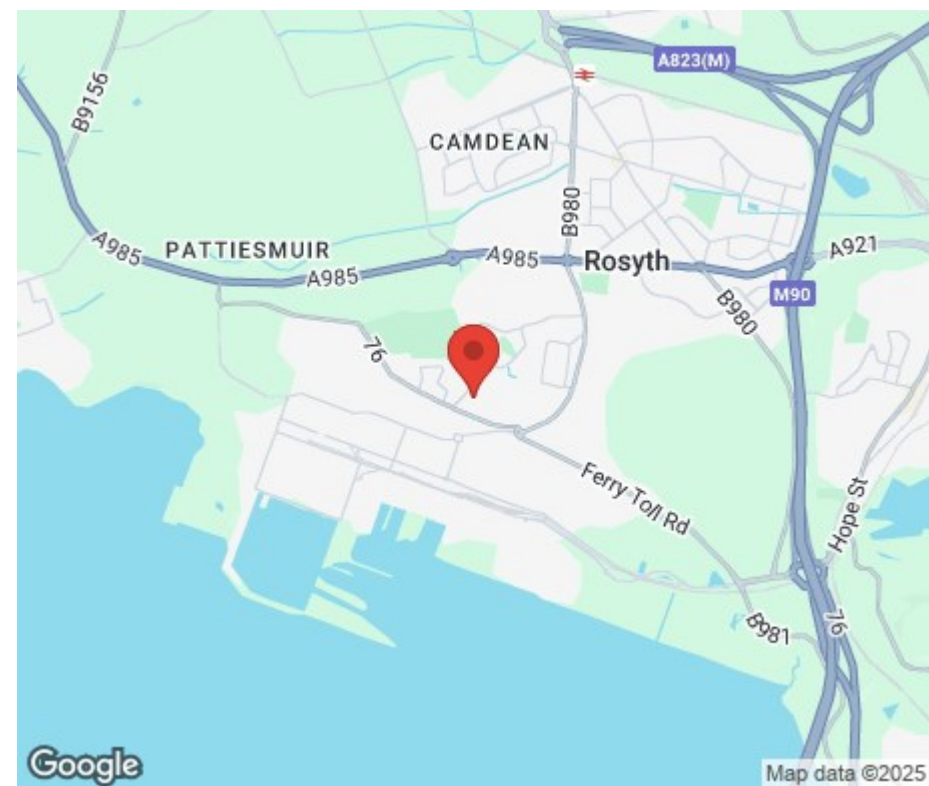






Excellent family home quietly tucked away within cul-de-sac offering generous accommodation with driveway for several vehicles to front and well maintained gardens. There are fully enclosed gardens to the rear which offer a child and pet safe environment, again easy to maintain with good sized paved patio. An ideal entertaining home with raised covered decking which is good in all weathers. The subjects are well presented and fresh throughout, briefly comprising entrance hall, lounge/diner, conservatory, kitchen and utility room. On the upper level there are three bedrooms and bathroom with sink and separate w.c facilities. 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.







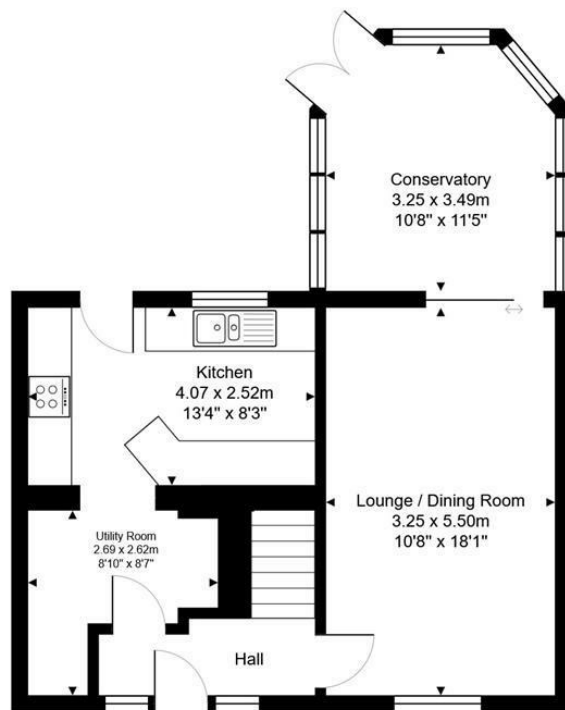


8 Tovey Road, Rosyth

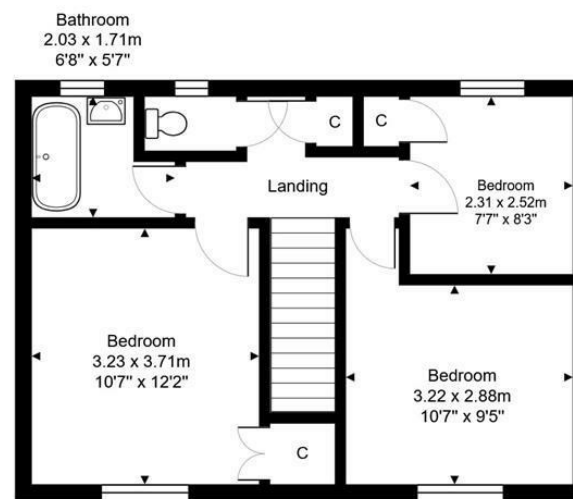
Total Area: 94.7 m² ... 1019 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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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.