



**Morgans**

PROPERTY

32H Caledonia Court, Dunfermline, KY11 2ZJ

Offers Over £155,000

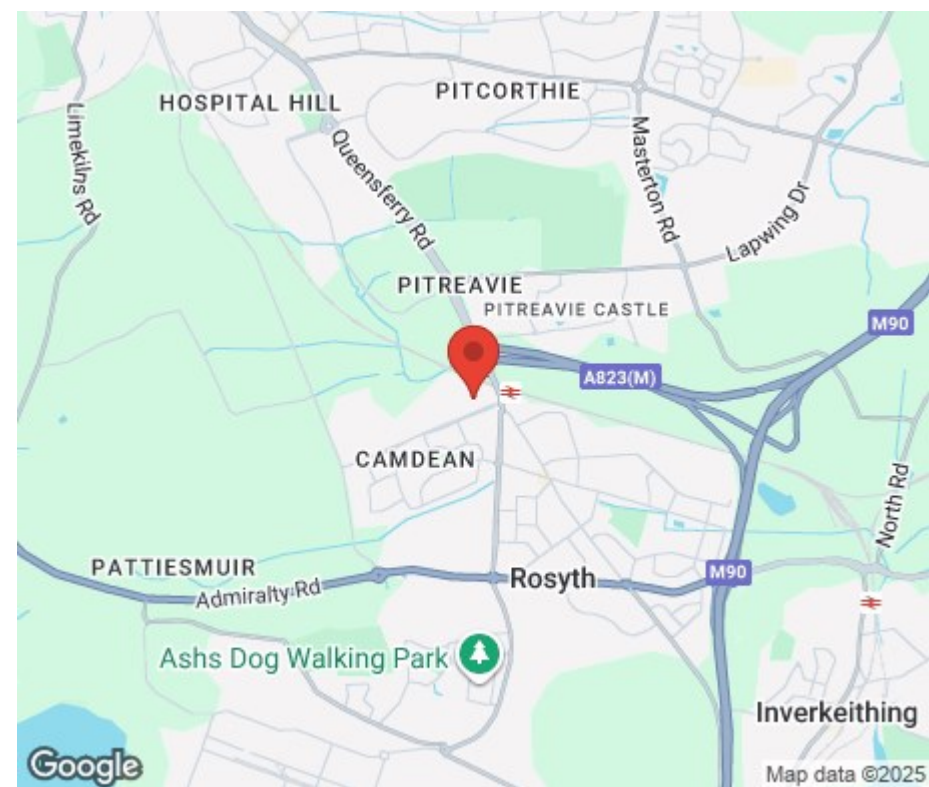






Early viewing is highly recommended to appreciate this keenly priced property reflective in today's market. Early entry available. Modern top floor executive apartment built by Thomas Mitchell Homes to their usual high standard, well appointed across the road from Rosyth Railway Station and direct access onto the M90 Motorway. The apartment would ideally suit first time buyers, couples or small family. An excellent yield per annum for the investor. The accommodation is offered in nice condition briefly comprising secure entry phone system, entrance hallway with good storage, spacious turret feature lounge, breakfasting kitchen with appliances, two double bedrooms with fitted wardrobes and master en-suite facilities together with bathroom. Access to attic providing additional storage. There are private residents parking and ample visitors parking with communal garden areas. 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 and also boasting the Europarc and Ferry Service to the Continent. Easy access to the M90 and Ferry toll 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.

Please note there is a Factor Fee applied to this property which includes Buildings Insurance.

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.





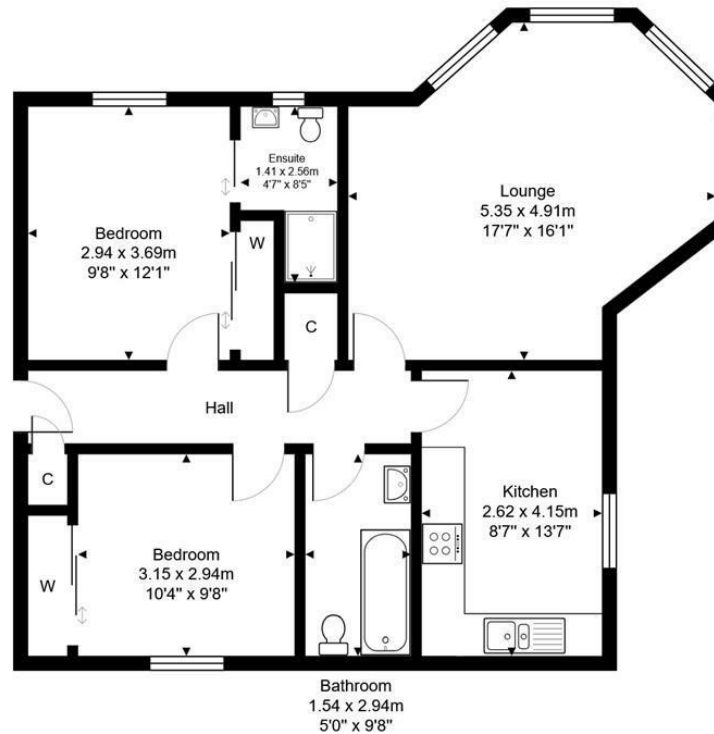


## Flat H, 32 Caledonia Court, Rosyth, KY11 2ZJ

Total Area: 74.4 m<sup>2</sup> ... 801 ft<sup>2</sup>



All measurements are approximate and for display purposes only



3rd Floor

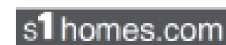


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.