

**Morgans**

PROPERTY

19 Hilton Wynd, Rosyth, KY11 2BF

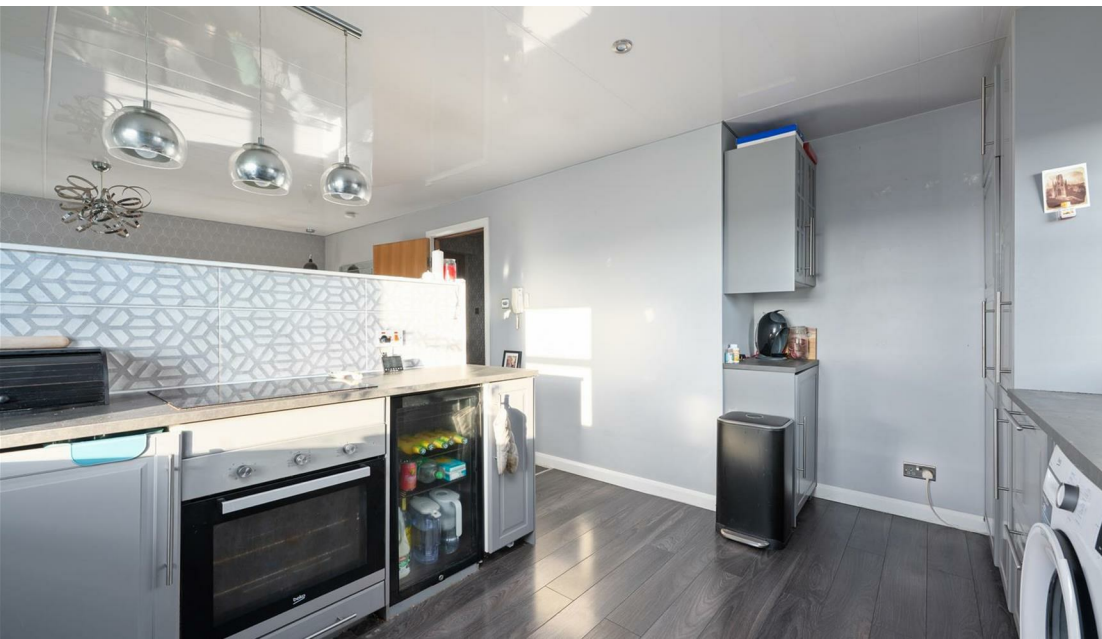
Offers Over £130,000

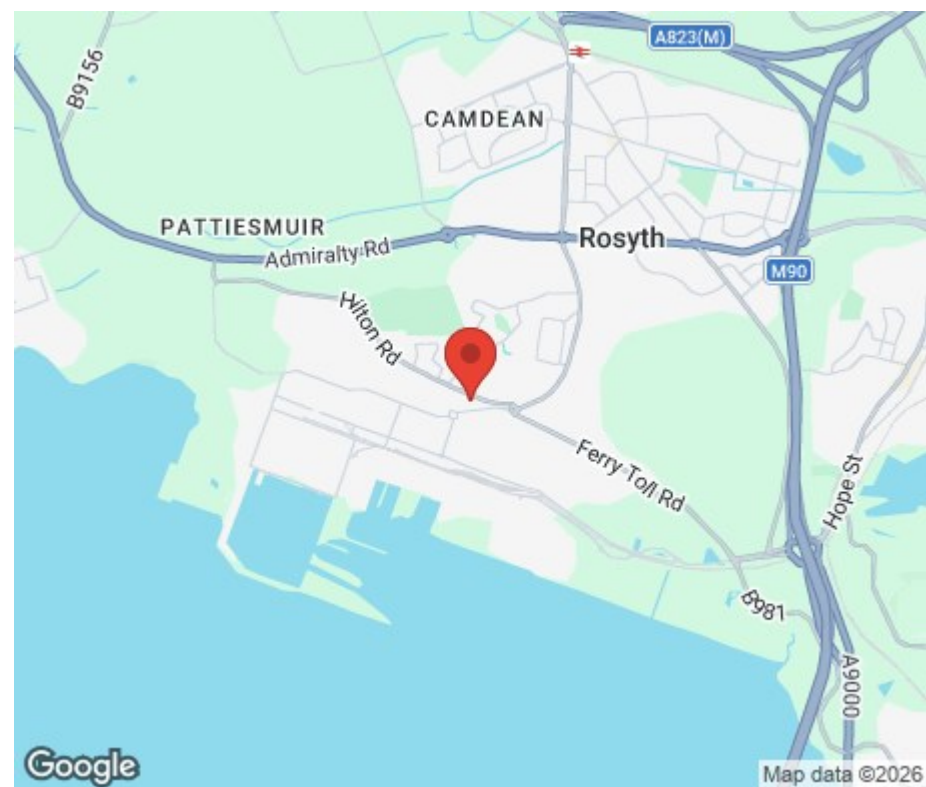






Stylish and well presented second floor apartment situated in a modern block within the ever popular town of Rosyth. This particular flat is a credit to the present owners and it is offered in nice condition providing spacious and bright accommodation throughout. It briefly comprises secure entry phone, well maintained communal stairwell with private entrance and hallway with storage cupboard. There is an open plan aspect with lounge/dining area and Juliet balcony with open views. The fitted kitchen, master bedroom with en-suite, second bedroom and bathroom complete this apartment. The property is double glazed with electric heating and benefits from large attic space. There are communal gardens and grounds under factor and private residents parking to with ample visitors parking.





### 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 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 for this apartment covering buildings insurances, grounds and stairwells.

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. No warranty is given on the washing machine





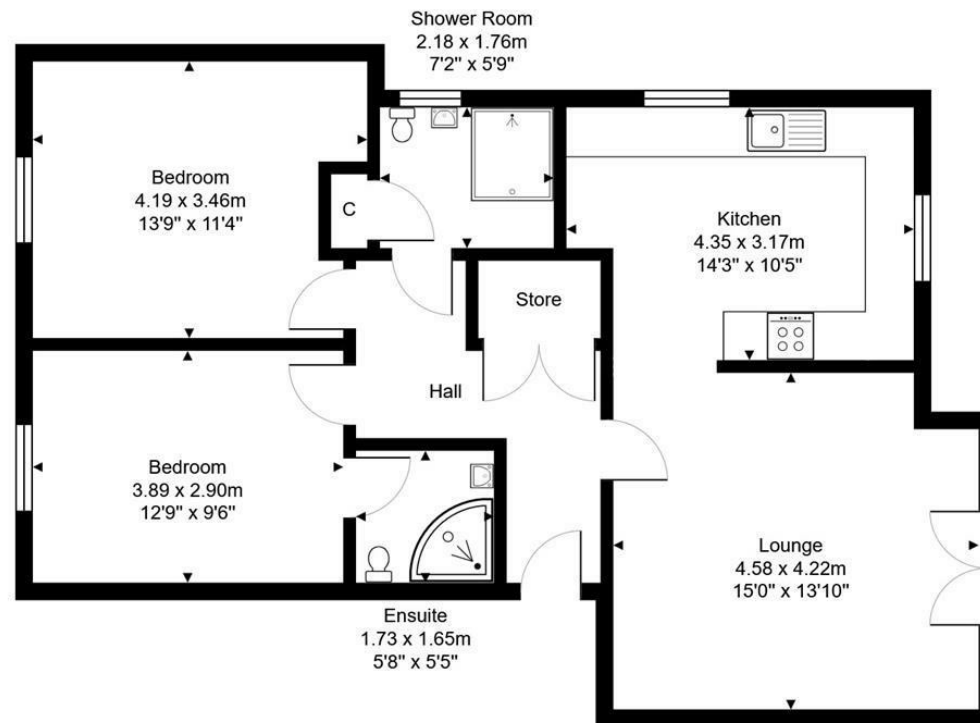


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Total Area: 77.0 m<sup>2</sup> ... 828 ft<sup>2</sup>

All measurements are approximate and for display purposes only



2nd 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.