



**Morgans**

PROPERTY

9 Newton Crescent, Dunfermline, KY11 2QW

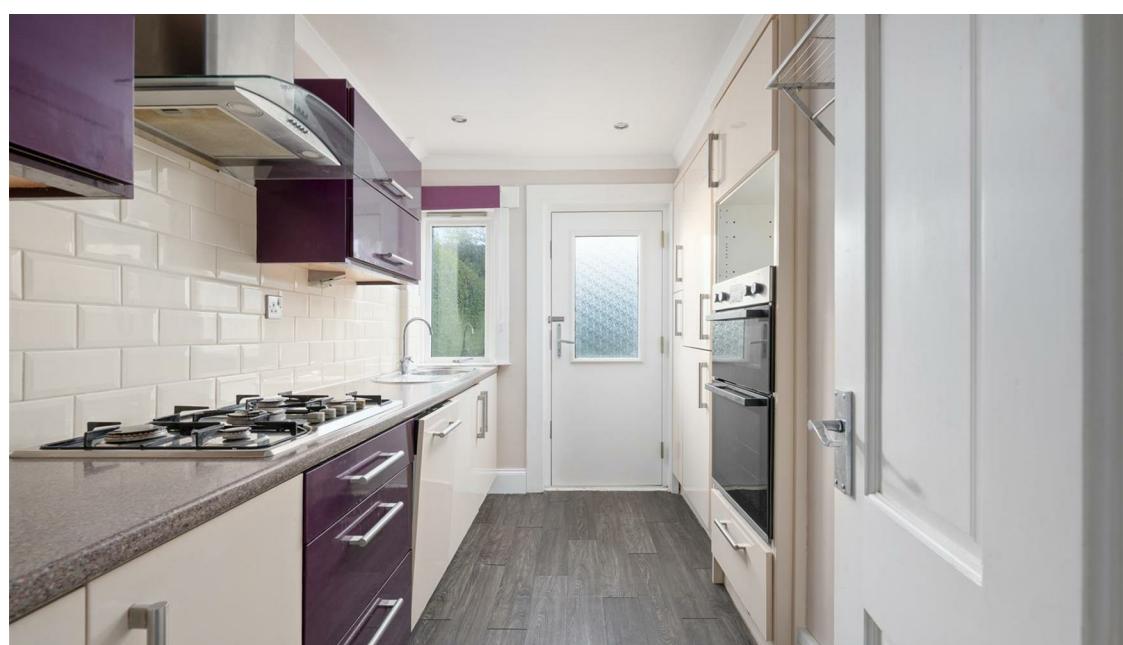
Offers Over £160,000







Well appointed in a popular residential estate in Rosyth. This is an excellent opportunity to purchase for families and couples with fully enclosed gardens to the rear, providing a child and pet friendly environment. The property is nicely presented and briefly comprises entrance hallway, lounge/diner with feature fireplace, fitted kitchen with door to rear gardens and shower room on the ground floor. On the upper level there are three bedrooms and access to attic. The property is double glazed with gas heating and a double driveway to the front.





## 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, curtain poles, bathroom and light fittings together with appliances, no warranty is given on the appliances.

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 to the interlinked system installed in this property.







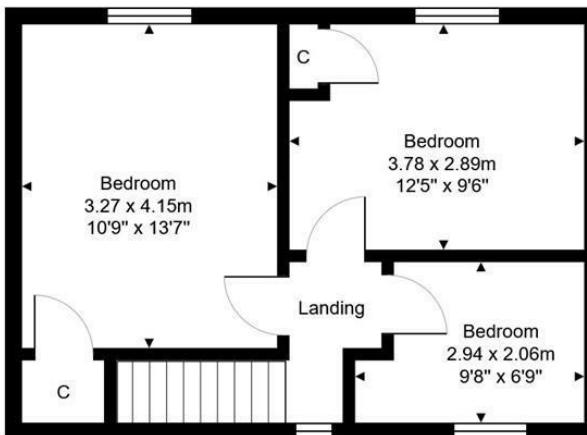
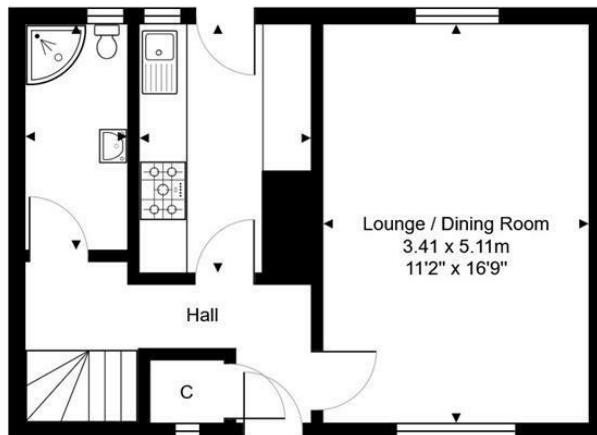


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All measurements are approximate and for display purposes only

Shower  
Room  
1.31 x 2.89m  
4'3" x 9'6"

Kitchen  
2.20 x 3.18m  
7'3" x 10'5"



**SOLICITORS | PROPERTY**

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**PROPERTY**

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PROTECTED