



Malcolm Jack
& Matheson

9 Harley Street, Rosyth
KY11 2ND



OFFERS OVER
£115,000

**A GREAT FIRST-TIME BUY!
WELL-PRESENTED TWO-
BEDROOM TERRACED HOME IN
MOVE-IN CONDITION, WITH
SCOPE FOR MODERNISATION.
FEATURING FRONT AND REAR
GARDENS AND AMPLE ON-
STREET PARKING, THIS
PROPERTY IS AN IDEAL BASE
FOR COMMUTERS.**

- HALL
- LOUNGE
- KITCHEN/DINER
- 2 DOUBLE BEDROOMS
- SHOWER ROOM
- FRONT AND REAR GARDENS
- ON STREET PARKING
- GCH & DG
- EPC D



SITUATION

Rosyth serves as a well-favored commuter hub for individuals journeying both north and south of the Forth bridges. The main thoroughfare in Rosyth offers a diverse range of shopping options, including the local Tesco supermarket for everyday needs. Conveniently, the Ferry Toll Park and Ride facility in Inverkeithing provides regular services to Edinburgh and the Airport. Rosyth boasts reputable primary education options, while secondary schooling is accessible in nearby Inverkeithing. Additionally, the railway station in Rosyth establishes connections to Edinburgh and various destinations throughout the Fife circle.

PROPERTY

9 Harley Street presents a spacious two-bedroom terraced home, offered in move-in condition yet with

scope for modernisation. Ideally situated close to reputable schools, excellent commuter links, and a range of local amenities, this property offers both convenience and potential.

Inside, the accommodation features a welcoming lounge, a bright and airy kitchen/diner, two generous double bedrooms, and a well-appointed shower room. The home benefits from gas central heating, double glazing throughout, and ample built-in storage.

Outside, the property enjoys private gardens to the front and rear, with plenty of on-street parking available nearby.

ACCOMMODATION

HALL

Staircase. Radiator. Carpet

LOUNGE 4.10M X 3.91M (13'5" X 12'10")

Bright lounge with window to the front. Fireplace housing gas fire. Radiator. Carpet.

KITCHEN/DINER 4.90M X 2.41M (16'1" X 7'11")

Fully fitted kitchen with integrated electric oven, gas hob, cooker hood, sink and drainer, Free standing washing machine, fridge/freezer and tumble dryer. Window to the rear. Vinyl flooring.

The dining area has ample space for a dining table and chairs. Door out to the rear garden. Window to the rear. Radiator. Carpet.



LANDING

Hatch to roof space for storage. Deep built in storage cupboard. Carpet.

BEDROOM ONE 3.89M X 3.17M (12'9" X 10'5")

Master double bedroom. Window to the front. Fitted bedroom furniture includes a wardrobe, chest of drawers, a dressing table and a bedside table. Large built in storage cupboard housing the boiler. Radiator. Carpet.

BEDROOM TWO 3.43M X 2.24M (11'3" X 7'4")

Double bedroom with window to rear. Radiator. Carpet.

SHOWER ROOM 2.40M X 1.63M (7'10" X 5'4")

Modern white three-piece suite comprising walk in shower unit with electric shower, wash hand basin and WC. Radiator. Opaque window to the rear. Tiled flooring.

GARDENS AND GROUNDS

The front garden is neatly landscaped with low-maintenance stone chips, offering a tidy and welcoming entrance.

To the rear, the property boasts a generous garden featuring a paved patio area ideal for outdoor furniture, a well-kept lawn, and a separate section with a garden shed, also laid with stone chips for easy upkeep.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The garden shed, the free-standing washing machine, tumble dryer and the fridge/freezer are also included in the sale.

VIEWINGS

To view please contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by emailing property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

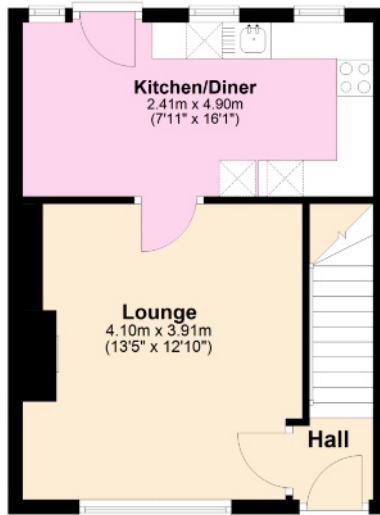
As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



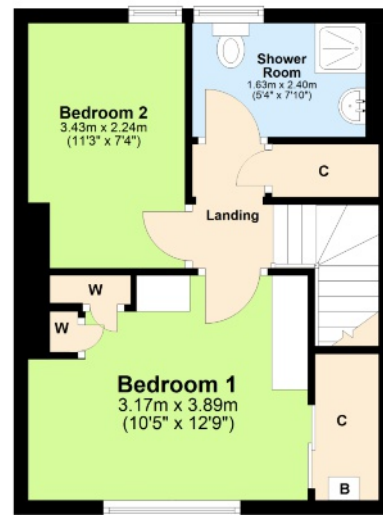
Ground Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. The plan is for guidance purposes only and should be used as such for any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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