



Malcolm Jack
& Matheson

15 Granville Way, Rosyth
KY11 2HP



OFFERS OVER
£220,000

**GENEROUSLY PROPORTIONED
3-BEDROOM DETACHED
BUNGALOW IN A QUIET,
MODERN DEVELOPMENT,
FEATURING PRIVATE GARDENS,
DRIVEWAY, AND SINGLE
GARAGE.**

**HALL
LOUNGE DINER
KITCHEN/BREAKFAST ROOM
CONSERVATORY
3 BEDROOMS
SHOWER ROOM
FRONT AND REAR GARDENS
DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC C**



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

15 Granville Way is a rarely available detached bungalow, set within a peaceful modern development

just minutes from the Queensferry Crossing and Rosyth town centre, offering excellent amenities, schools, a train station, and superb bus and commuter links.

Internally, the home has been meticulously maintained and offers move-in-ready accommodation. The layout comprises a welcoming hallway, a spacious lounge/dining area, a modern kitchen, and a bright conservatory with direct access to the rear garden. There are three well-proportioned bedrooms and a modern shower room. The property is presented in excellent decorative order throughout and benefits from ample storage, gas central heating, and double glazing.

Externally, the home sits on a generous plot with attractive, well-tended gardens. The fully enclosed

rear garden includes access to a single garage and garden shed, while the front garden features a neat lawn with mature borders. A private driveway also leads to the single garage, providing off-street parking.

ACCOMMODATION

HALL 7.24M X 1.93M (23'9" X 6'4")

Large entrance hall with double built in storage cupboard housing the combi boiler. Two radiators. Carpet.

LOUNGE/DINER 6.23M X 3.58M (20'5" X 11'9")

Spacious lounge with window to the front. Window to the side. Area for a dining table and chairs. Telephone point. Radiator. Carpet.



KITCHEN/BREAKFAST ROOM 3.29M X 2.81M (10'10" X 9'3")

Modern fully fitted kitchen with integrated sink and drainer, gas hob, oven, cooker hood and washing machine. Free standing fridge/freezer. Window to the rear. Vertical radiator. Tiled flooring.

CONSERVATORY 3.12M X 1.90M (10'3" X 6'3")

Located off the kitchen and overlooks the rear garden. Access out to the garden. Tiled flooring. Power and radiator.

BEDROOM ONE 3.35M X 2.95M (11' X 9'8")

Double bedroom with window overlooking the rear garden. Built in wardrobes. Radiator. Carpet.

BEDROOM TWO 3.15M X 2.37M (10'4" X 7'9")

Double bedroom with window to the side. Built in wardrobe. Radiator. Carpet.

BEDROOM THREE 3.15M X 2.73M (10'4" X 9')

Double bedroom with window to the front. Radiator. Carpet.

SHOWER ROOM 1.93M X 1.66M (6'4" X 5'5")

Fully tiled 3-piece suite comprising shower unit with electric shower, wash hand basin and WC. Opaque window to the rear. Storage unit. Chrome heated towel rail. Tiled flooring.

GARDENS AND GROUNDS

The property features beautifully maintained garden grounds. The front garden is neatly landscaped with a lawn, shrubs, and plants, with access to a driveway leading to a single garage.

The rear garden is fully enclosed, offering a well-kept lawn and patio areas, perfect for outdoor furniture and entertaining. It also provides access to a garden shed and single garage.

EXTRAS

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

VIEWING

Call 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 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.



Photographs & Floorplan by Mike Dooley Photography 07730 560286

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

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

espc rightmove

