



Malcolm Jack
& Matheson

38 Camdean Crescent,
Rosyth KY11 2TH



**OFFERS OVER
£215,000**

**HIGHLY SOUGHT AFTER 4 BEDROOM
END TERRACE FAMILY HOME IN
WALK IN CONDITION. ENCLOSED
FRONT AND REAR GARDEN.
DRIVEWAY FOR UP TO 4 CARS AND
AMPLE ON STREET PARKING**

**HALL
LOUNGE
DINING KITCHEN
DINING ROOM
UTILITY ROOM
PORCH**

**4 DOUBLE BEDROOMS. MASTER
ENSUITE AND DRESSING AREA
SHOWER ROOM
DOWNSTAIRS WC
ENCLOSED FRONT AND REAR
GARDENS**

**DRIVEWAY FOR UP TO 4 CARS
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

38 Camdean Crescent offers a beautifully presented and spacious four-bedroom end-terrace family home, ideally located close to well-regarded schools, excellent commuter links, and local amenities.

The property is in true walk-in condition and boasts modern, generously proportioned living spaces throughout. The accommodation comprises a welcoming lounge, a bright dining room, a stylish fully fitted dining kitchen, porch, utility room, and a convenient downstairs WC. Upstairs, there are four double bedrooms, including an en-suite bathroom and a dressing area, as well as a contemporary family shower room.

Further benefits include gas central heating, double glazing throughout, excellent storage options, including an attic, and an overall high standard of finish.

Externally, the property boasts enclosed front and rear gardens, a private driveway with space for up to four cars, and an electric vehicle charging point. Additional on-street parking is available nearby.

ACCOMMODATION

HALL – 6.11M X 2.00M (20'1" X 6'7")

Welcoming entrance hallway with a built-in storage cupboard housing the meters. Features a carpeted staircase, laminate tile-effect flooring, and a radiator.

LOUNGE – 6.72M X 3.30M (22'1" X 10'10")

Spacious and bright lounge with a side-facing window. Includes a wall-mounted electric fire with pebble effect and two radiators.

DINING ROOM – 3.71M X 3.30M (12'2" X 10'10")

A bright and versatile space, ideal for dining, entertaining, or flexible family use. Dual aspect windows to the front and side allow for plenty of natural light. Laminate tile-effect flooring. Radiator.



KITCHEN – 4.67M X 3.22M (15'4" X 10'7")

Modern, fully fitted dining kitchen featuring an integrated sink and drainer, cooker hood, and dishwasher. Includes a freestanding electric cooker and large fridge/freezer. Ample base and wall units with generous worktop space. Window to the rear and additional internal window into the porch. Laminate flooring. Radiator.

PORCH – 2.47M X 1.97M (8'1" X 6'6")

A spacious and practical area, ideal for storage or as a relaxing seating space. Features a window and door leading to the rear garden. Vinyl tile-effect flooring.

UTILITY ROOM – 2.30M X 1.66M (7'6" X 5'5")

Fitted with base units and worktop space, this generous utility room includes a freestanding washing machine and tumble dryer, wall-mounted combi boiler, and space for coat storage. Window to the side. Vinyl tile-effect flooring.

DOWNSTAIRS WC

Spacious cloakroom with a white two-piece suite. Side-facing window. Radiator. Vinyl tile-effect flooring.

LANDING

Bright and airy landing with rear-facing window. Carpeted.

BEDROOM ONE (MASTER) – 4.46M X 3.66M (14'8" X 12')

Generous double bedroom with windows to the front and side. Offers ample space for free-standing furniture. Radiator. Carpet.

DRESSING AREA – 2.10M X 1.57M (6'11" X 5'2")

Well-appointed dressing area featuring a combination of hanging space and storage. Opaque window to the rear. Carpeted.

EN-SUITE BATHROOM

Stylish en-suite with a white three-piece suite comprising a bath with electric shower, fitted vanity unit with integrated wash hand basin and WC. Wall-mounted mirrored cabinet. Opaque rear window. Radiator. Extractor fan. Vinyl flooring.

BEDROOM TWO – 3.74M X 3.33M (12'3" X 10'11")

Double bedroom with twin front-facing windows. Radiator. Laminate flooring.

BEDROOM THREE – 3.57M X 3.32M (11'8" X 10'11")

Double bedroom with front-facing window. Radiator. Carpeted.

BEDROOM FOUR – 3.57M X 3.34M (11'8" X 10'11")

Spacious double bedroom with window to the rear. Access hatch to the roof space. Radiator. Carpeted.

SHOWER ROOM – 1.88M X 1.86M (6'2" X 6'1")

Contemporary white three-piece suite comprising a walk-in shower with mixer unit, fitted vanity unit with integrated WC, wash hand basin, and storage. Chrome heated towel rail. Opaque window to the rear. Laminate flooring.

GARDENS & GROUNDS

The property boasts attractive, well-maintained gardens to the front and rear. The front garden is fully enclosed and laid to lawn, complemented by a variety of mature plants and shrubs, as well as a seating area. A large chipped-stone driveway with an electric vehicle charging point provides off-street parking for up to four cars. To the rear, the generously sized garden is also fully enclosed and features a lawn, patio areas, an outside tap, and a garden shed, ideal for families and outdoor entertaining.

EXTRAS

All fixtures and fittings are included in the sale, along with the integrated kitchen appliances. The freestanding fridge/freezer, electric cooker, washing machine, tumble dryer, garden shed and the electric vehicle charging point are also included.

VIEWING

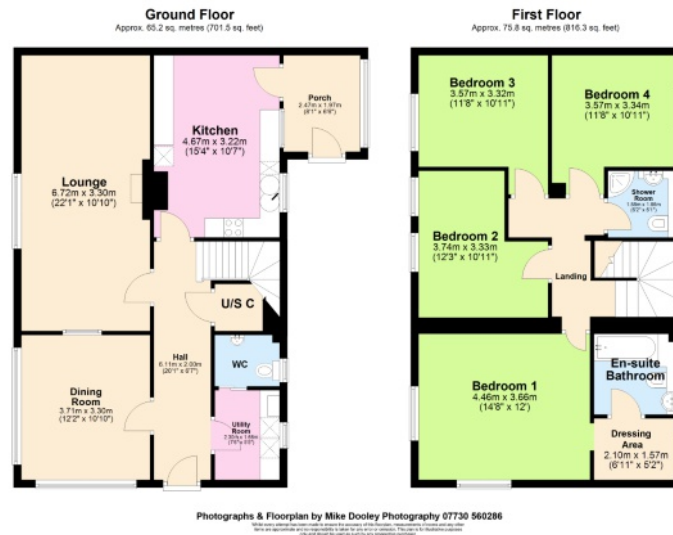
Contact Malcolm Jack & Matheson.

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



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.

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