



NORVAL PLACE ROSYTH | OFFERS OVER £155,000
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NORVAL PLACE

ROSYTH

£155,000

Just SOLD! - Similar Properties Required.

Situated in a sought-after residential street in Rosyth, this spacious three-bedroom terraced house presents an excellent opportunity for families, first-time buyers, or anyone looking for a comfortable home in a convenient location.

One of the standout features of this property is the delightful mature, south/west facing private gardens to the rear and driveway to the front. These outdoor spaces offer a safe environment for children and pets, complete with a patio area for outdoor dining and a shed for additional storage.

This mid-terraced villa is not only spacious but also situated in one of Rosyth's most popular residential areas, making it a must-see for anyone in search of a new home. Don't miss the chance to view this delightful property and envision your future in this lovely setting.

DESCRIPTION

The property boasts a well-appointed layout spread over two levels, making it ideal for flexible living.

Upon entering, you are welcomed by a spacious reception hallway that leads to a generous lounge, perfect for relaxation and entertaining and with patio doors to private enclosed gardens. The fitted kitchen is both functional and inviting, providing ample space for culinary pursuits and includes built-in appliances. The shower room is conveniently located on the ground floor, adding to the practicality of the home. The upper landing leads to three well-proportioned bedrooms, ensuring plenty of room for family or guests. The property also benefits from double glazing and gas central heating, ensuring comfort throughout the year.

Early viewing is highly recommended to appreciate the accommodation, gardens and parking on offer.

LOCATION

Number 25 Norval Place, Rosyth enjoys a prime position in the heart of this desirable residential area within the popular town of Rosyth on the shores of the River Forth some three miles south of the centre of Dunfermline. With a good selection of shops and services easily accessible for everyday requirements including a Tesco supermarket, Co-op and Sainsbury's Local, nearby Dunfermline provides a wider range of facilities associated with a modern city.

There is local primary education in Rosyth and further secondary education in nearby Dunfermline. An ideal commuter base with links to the motorway network and 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.

KEY FEATURES

- * Spacious Mid Terraced Villa.
- * 3 Good-Sized Bedrooms
- * Lounge (Feature Fireplace)
- * Fitted Kitchen
- * Shower Room
- * Gas Central Heating
- * Double Glazing
- * Generously Proportioned Mature Gardens
- * Driveway

EXTRAS

All fitted floor coverings, blinds, built-in kitchen appliances and garden shed are included in the sale.

GARDEN GROUNDS & DRIVEWAY

For those with vehicles, the property includes off-street parking for one vehicle, adding to the convenience of this highly desirable home. The rear garden boasts a private, mainly lawned, mature garden in a sunny south/west facing position. There is a patio area, ideal for gatherings and a shed for storage.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today. 01383 699 000.

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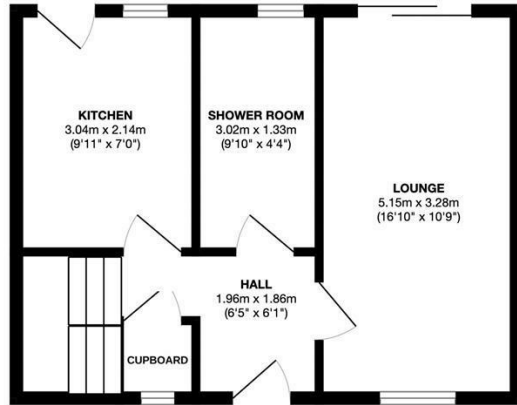
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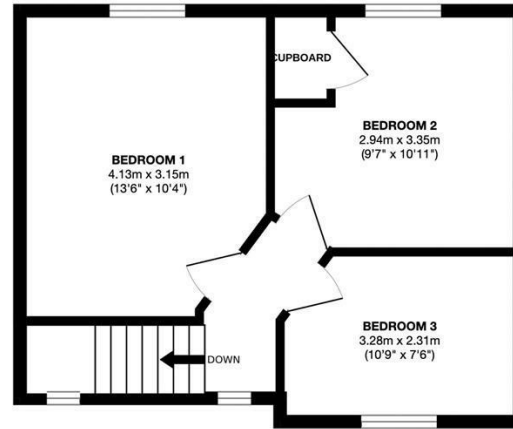
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC
	69	68	75
	78		



To view this property call Colin Jenkins on 0800 999 1565



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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