

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



16a Cantlie Place, Rosyth, KY11 2HN
Offers Over £114,500



This excellent modern first floor flat is located within one of Rosyth's most established residential areas, it offers a delightful home ideal for a first time buyer. It is presented in walk in condition within a quiet cul-de-sac with easy access to open countryside and all local amenities. Excellent commuter base. Internally the well proportioned rooms comprise Hall, Lounge, Modern fitted kitchen, 2 Double bedrooms (fitted wardrobes), Bathroom. Double glazing. Gas central heating. Private gardens. There is allocated parking adjacent. Modern decor. Laminate flooring. EPC - C. Good energy efficiency. Council Tax - B. Freehold.

LOCATION

Rosyth is a popular and well-connected town situated on the northern shore of the River Forth, offering a wide range of local shops, amenities and services, all within easy reach. The town benefits from four local primary schools, while secondary schooling is available at the brand new Caledonia High School, located with walking distance.

Ideally positioned for commuters, Rosyth provides excellent access to the motorway network, including the M90, as well as the convenient Ferrytoll Park & Ride, offering easy connections to Edinburgh and beyond.

Just a short drive away, the city of Dunfermline provides an extensive range of amenities, including a wider selection of shops, schools, bars, restaurants and excellent public transport links, with both bus and rail services available.

With its convenient location, excellent transport connections and access to a wealth of amenities, Rosyth is an ideal base for commuting to Edinburgh, across Fife and throughout east central Scotland.

PROPERTY - FIRST FLOOR FLAT

- Much sought after area
- Well proportioned accommodation
- Rarely available flat in this area
- Ideal starter accommodation
- Move in condition
- Modern decor
- Laminate flooring
- Private garden to rear
- Off street parking

ACCOMMODATION

Entrance stair/lower hall 2.15 m x 0.80 m / 7'1" x 2'7"

Access to the property is via an private internal entrance stair. Storage cupboard.

Hall 3.86 m x 1.11 m / 12'8" x 3'8"

The hall has doors giving access to all the apartments.

Lounge 4.69 m x 3.19 m / 15'5" x 10'6"

This is a well proportioned lounge. Front.

Kitchen 2.48 m x 2.40 m / 8'2" x 7'10"

The kitchen is well fitted with modern floor and wall units. Rear.

Bedroom 1 3.39 m x 2.73 m / 11'1" x 8'11"

The main double bedroom is well proportioned. Built in wardrobe. Storage cupboard. Front.

Bedroom 2 2.61 m x 2.48 m / 8'7" x 8'2"

Another good sized bedroom also enjoying the benefit of a double built in wardrobe. Rear.

Bathroom 2.48 m x 1.83 m / 8'2" x 6'0"

The bathroom is fitted with a modern white suite with a shower set over the bath. Rear.

Gardens

This property enjoys the benefit of a private garden to the rear of the property. Garden shed.

PARKING

There is an area for off street parking.

HEATING

Gas central heating.

GLAZING

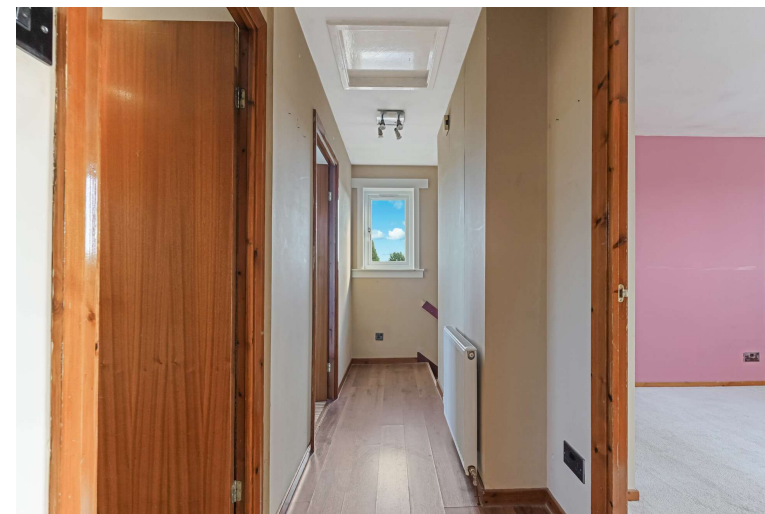
Double glazing,

EXTRAS

Any fitted carpets and blinds are included in the sale price together with the washing machine and fridge/freezer.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

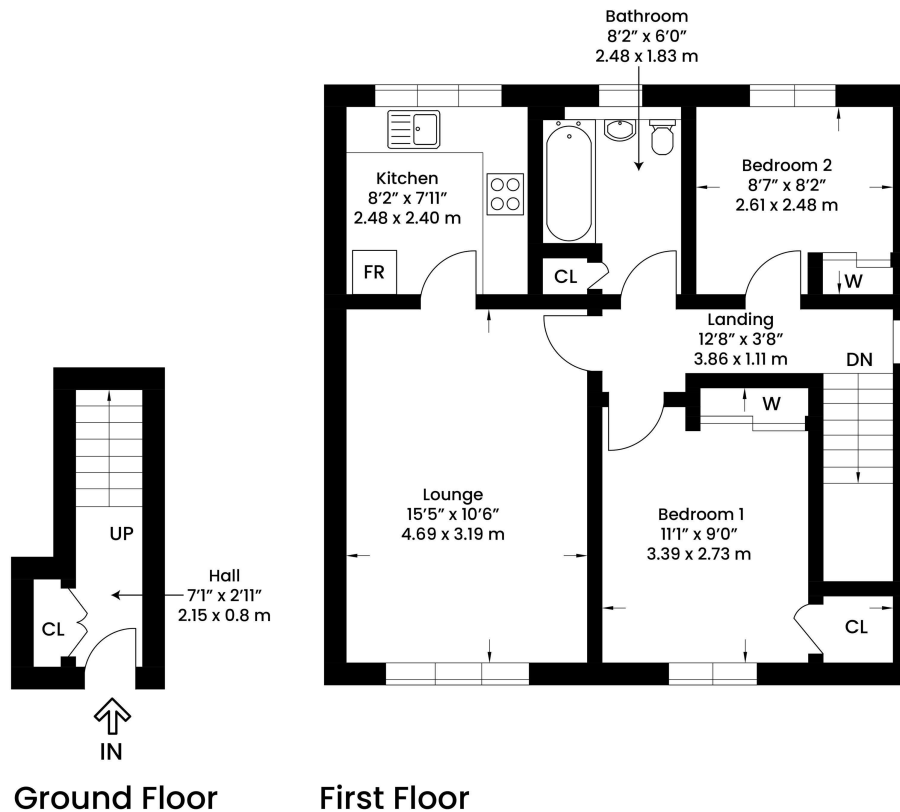
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www.rossconnel.co.uk

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

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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