



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

65 Primrose Avenue, Rosyth, KY11 2SS
Offers Over £159,500



Well proportioned and well maintained end terraced villa enjoying a quiet location within much sought after Camdean area of Rosyth. Entrance Hall, Lounge/Dining room, Modern kitchen, Pantry, 3 Bedrooms, Shower room. Double glazing. Gas central heating. Attractive gardens to front and rear. Parking area to the rear. Ideal family home. Popular property type. Bright family accommodation. Move in condition. EPC - C. Council Tax - B. Freehold.

LOCATION

Rosyth is a popular town situated on the northern shore of the River Forth, offering an excellent range of local shops, amenities and everyday services, all within easy reach. The area is well served by four primary schools, while secondary education is available at the brand-new Rosyth High School, opening after the summer holidays, as well as in nearby Dunfermline.

Ideally positioned for commuters, Rosyth benefits from excellent transport links, with easy access to the M90 motorway, Ferrytoll Park & Ride and the wider motorway network. The historic city of Dunfermline is just a short drive away, providing an extensive choice of shopping, leisure facilities, bars, restaurants and both bus and rail services, making this an ideal location for commuting to Edinburgh, throughout Fife and across east-central Scotland.

The property is also conveniently located just a few minutes' walk from Tesco Superstore and Rosyth railway station, offering excellent local amenities and transport connections right on your doorstep.

PROPERTY - END TERRACED VILLA

- Ideal family home
- 3 Bedrooms
- Well maintained
- Fresh decor
- Double glazing
- Gas central heating
- Lovely gardens to front and rear
- Move in condition

ACCOMMODATION

Hall

With door to lounge and kitchen. Front and rear.

Lounge/Dining room 6.20 m x 3.60 m / 20'4" x 11'10"

This is a lovely, bright and spacious lounge/dining room. Door to kitchen. Front and rear.

Kitchen 3.00 m x 2.70 m / 9'10" x 8'10"

The kitchen is well fitted with modern floor and wall units. Door to garden and pantry. Rear.

Pantry

This is a very handy storage area. Door to hall.

Landing

With doors to 3 bedrooms and bathroom.

Bedroom 1 4.41 m x 3.40 m / 14'6" x 11'2"

A well proportioned double bedroom. Front.

Bedroom 2 3.90 m x 2.60 m / 12'10" x 8'6"

Another good sized double bedroom. Rear.

Bedroom 3 2.40 m x 2.30 m / 7'10" x 7'7"

The third bedroom has a built in storage cupboard. Front.

Shower room. 2.40 m x 1.40 m / 7'10" x 4'7"

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

Gardens

The property enjoys attractive, easily maintained areas of garden ground to the front and rear, which are fully enclosed offering a pet and child safe environment. The rear garden has a gate leading to an area offering parking.

PARKING

There ample on street parking and a further parking area to the rear of the property with a gate leading to the rear garden.

HEATING

Gas central heating.

GLAZING

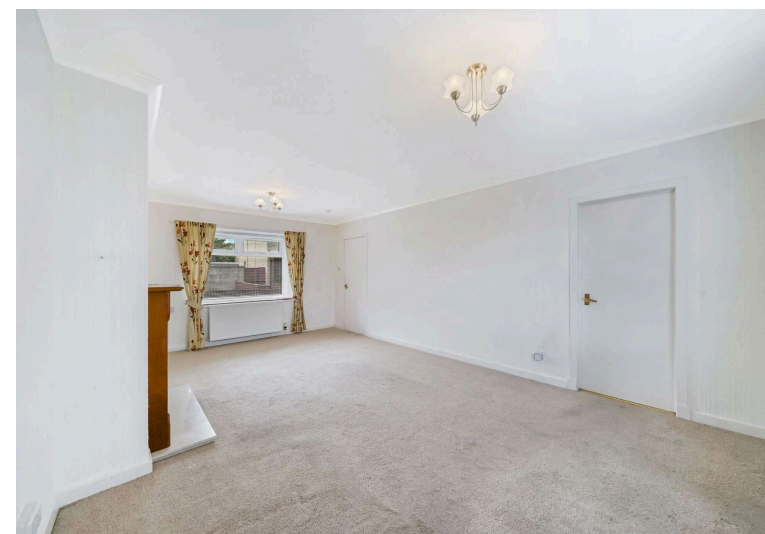
Double glazing.

EXTRAS

All the fitted carpets and blinds together with the kitchen appliances are included in the sale price.

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

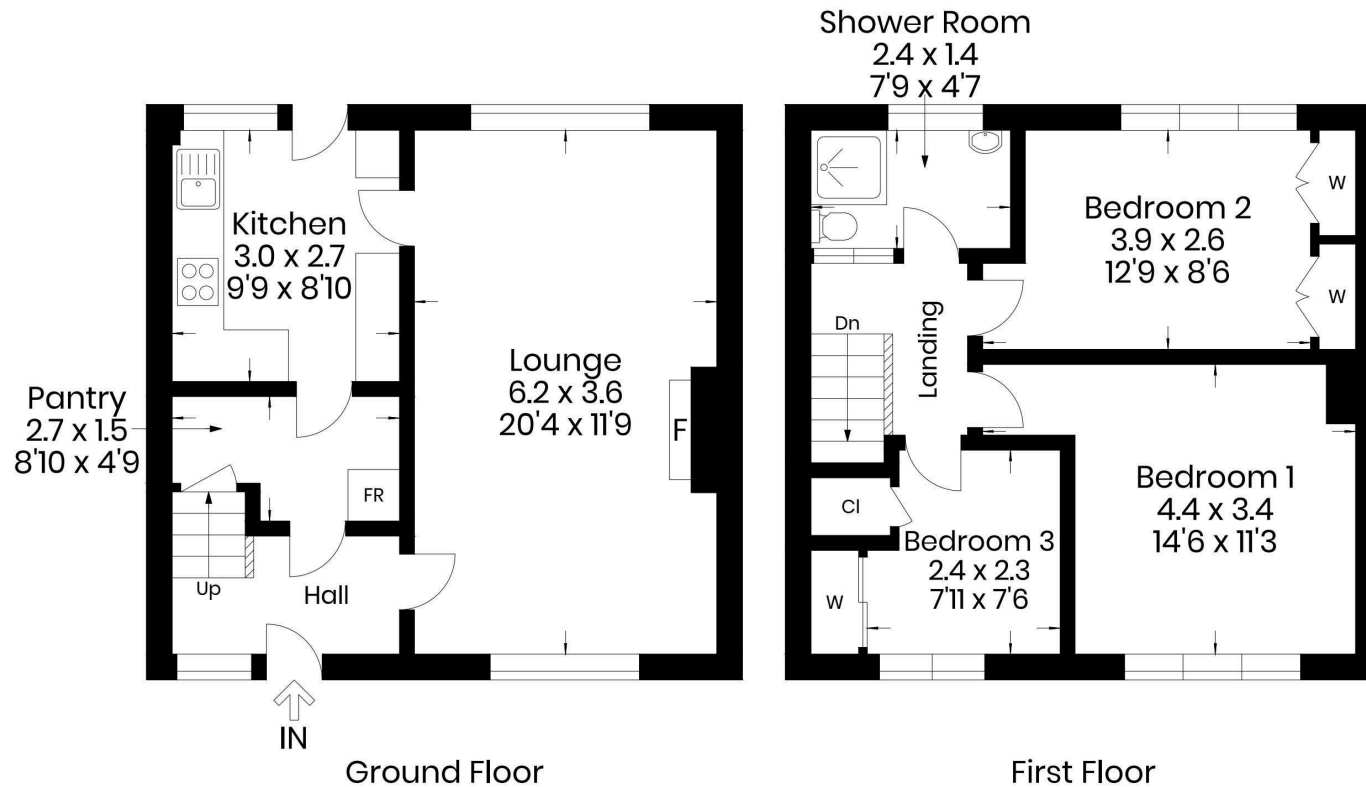
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PROPERTIES FOR SALE

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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