



Malcolm Jack
& Matheson

15 Parkside Street, Rosyth
KY11 2LP



**OFFERS OVER
£175,000**

**HIGHLY SOUGHT AFTER 3
BEDROOM END TERRACE
FAMILY HOME IN WALK IN
CONDITION. PRIVATE
ENCLOSED SOUTH FACING
REAR GARDEN AND A
DRIVEWAY.**

**HALL
LOUNGE
MODERN KITCHEN
BEDROOM/DINING ROOM
2 DOUBLE BEDROOMS
SHOWER ROOM
ENCLOSED SOUTH FACING
REAR GARDEN
DRIVEWAY
GCH & DG
EPC D**



SITUATION

Rosyth serves as a well-favored commuter hub for individuals journeying both north and south of the Forth bridges. Rosyth offers a diverse range of shopping options, including local Tesco, Co-op and Sainsburys stores 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 Parkside Street is a spacious three-bedroom end-terrace family home presented in impeccable walk-in condition. Its central location is close to the park, bus routes, library and community centre.

Internally, the property offers bright and modern living accommodation comprising a welcoming lounge, a bright dining room/third bedroom, a modern fully fitted kitchen, two generous double bedrooms and a contemporary shower room. The property further benefits from excellent storage, gas central heating and double glazing throughout.

Externally, the property features a driveway to the front. To the rear, there is a private,

enclosed south-facing garden with a patio area, sections of stone chips ideal for outdoor seating and a large garden hut.

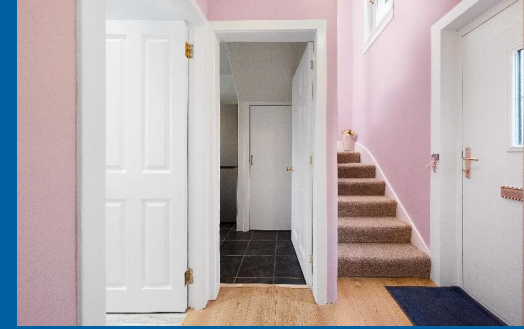
ACCOMMODATION

HALL

Built in cloak cupboard. Carpeted staircase. Laminate flooring.

LOUNGE 4.20M X 3.20M (13'9" X 10'6")

Bright and spacious lounge with windows to the front and side. Door through to the Bedroom/Dining Room. Display open recess. Radiator. Laminate flooring.



BEDROOM/DINING ROOM 3.50M X 2.90M (11'6" X 9'6")

Well-lit room with windows to the rear. Underfloor heating with thermostat control. Laminate flooring.

KITCHEN 4.20M X 1.90M (13'11" X 6'3")

Modern fully fitted kitchen with door out to the garden. Window to the rear. Integrated electric oven, hob, chimney style cooker hood, sink and drainer. Free standing washing machine and fridge/freezer. Built in storage cupboard. Radiator. Tiled flooring.

LANDING

Bright and spacious landing. Window to the front. Built in storage cupboard with hanging rail. Carpet.

BEDROOM 4.20M X 3.20M (13'9" X 10'6")

Master double bedroom. Window to the rear. Original fireplace. Ample space for bedroom furniture. Radiator. Carpet.

BEDROOM 3.40M X 2.40M (11'2" X 7'10")

Double bedroom with window to the rear. Built in airing cupboard housing the boiler. Radiator. Carpet

SHOWER ROOM

Contemporary white three-piece suite comprising walk in shower with an electric shower above, wash hand basin and WC. Opaque window to the rear. Chrome heated towel rail. Stone tiled floor.

GARDENS & GROUNDS

There is an area of stone chips to the front along with access to the driveway. To the rear, the property benefits from a private, enclosed south-facing garden featuring a patio area, sections of stone chips, and steps leading to a large garden hut.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The garden hut, the free-standing washing machine and fridge freezer are also included in the sale.

VIEWING

By appointment. To view please 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 faxing 01383 730672.

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.



Approximate Gross Internal Area = 69.4 sq m / 747 sq ft

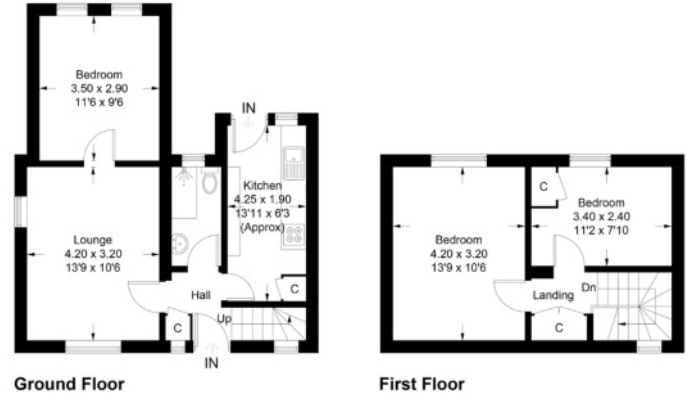


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1300172)

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

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