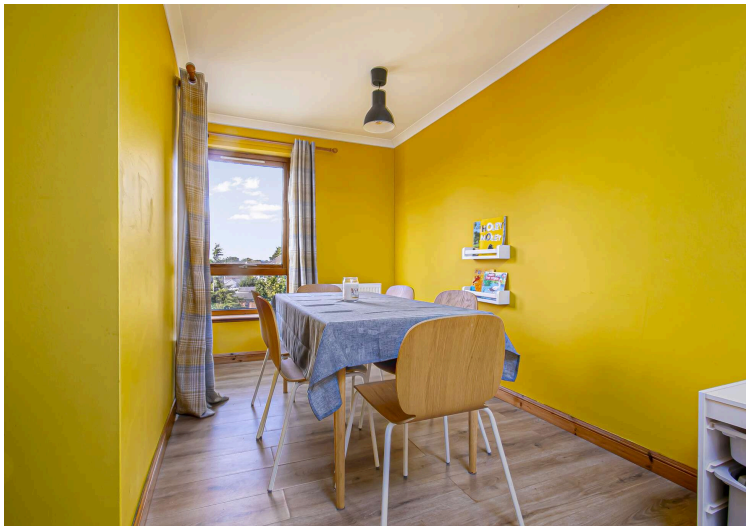
Morgans
PROPERTY

FLAT D McGrigor House McGrigor Road, Rosyth, KY11 2AF

Fixed Price £125,000

2 1 1

- Well-presented two-bedroom flat
- Spacious living/dining room
- Fitted kitchen
- EPC Rating -
- Family bathroom suite
- Two good-sized bedrooms
- Handy kitchen storage
- Council Tax Band -



Welcome

This well-presented two-bedroom flat offers generous and well-planned accommodation in a popular part of Rosyth. The living/dining room is particularly spacious, providing excellent space for both relaxing and entertaining. The kitchen is fitted with a good range of wall and base units, offering plenty of storage and workspace, along with room for freestanding appliances. Both bedrooms are well-proportioned doubles, with bedroom one benefiting from especially generous dimensions. The bathroom is fitted with a modern three-piece suite. There is residents parking and situated on McGrigor Road, the property is well placed for local shops, schools, and transport links, making it a strong option for first-time buyers or investors.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with appliances. No warranty is given on the appliances. From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries

Rosyth

Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway network. 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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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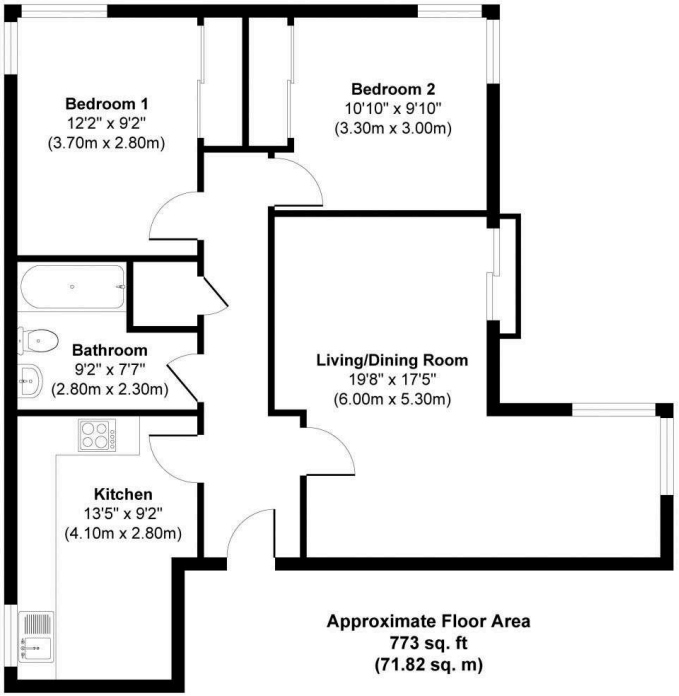

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Approx. Gross Internal Floor Area 773 sq. ft / 71.82 sq. m
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.