



Morgans

PROPERTY

20 The Woodlands, Rosyth, KY11 2JD

Offers Over £235,000





Spacious two-bedroom bungalow



Two well-proportioned bedrooms with fitted storage



Bright and generous lounge



Family bathroom



Modern kitchen with dining space



Excellent storage throughout



EPC Rating -



Council Tax Band -



## Welcome

Early entry available for this well-presented and spacious bungalow which offers flexible accommodation on one level, ideal for a range of buyers including downsizers, families, or those seeking convenient single-level living with great garden space. The property comprises a welcoming entrance hall leading to a bright and generous lounge, along with a modern kitchen/dining room providing an excellent space for both everyday living and entertaining. There are two well-proportioned bedrooms, both benefiting from fitted storage, and a family bathroom completes the accommodation. Access to attic. Externally, the property is further enhanced by a detached garage, offering secure parking or additional storage and double monobloc driveway. The gardens are generous in this area and the woodland backdrop makes this an idyllic setting offering privacy within this quiet cul-de-sac of similar homes. Situated within a popular residential area of Rosyth, the property is ideally located for access to local amenities, schooling, and excellent transport links, including easy access to the M90 and nearby rail connections.



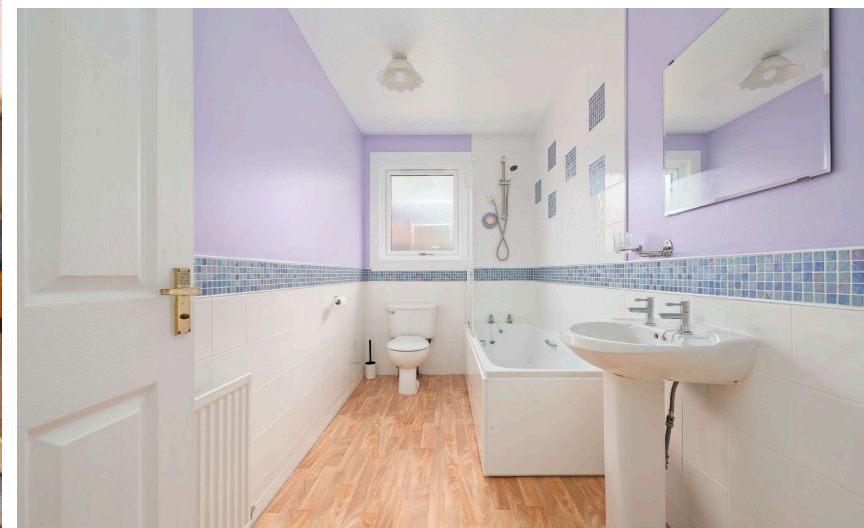


## **EXTRAS INC IN SALE / AGENTS NOTE**

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.

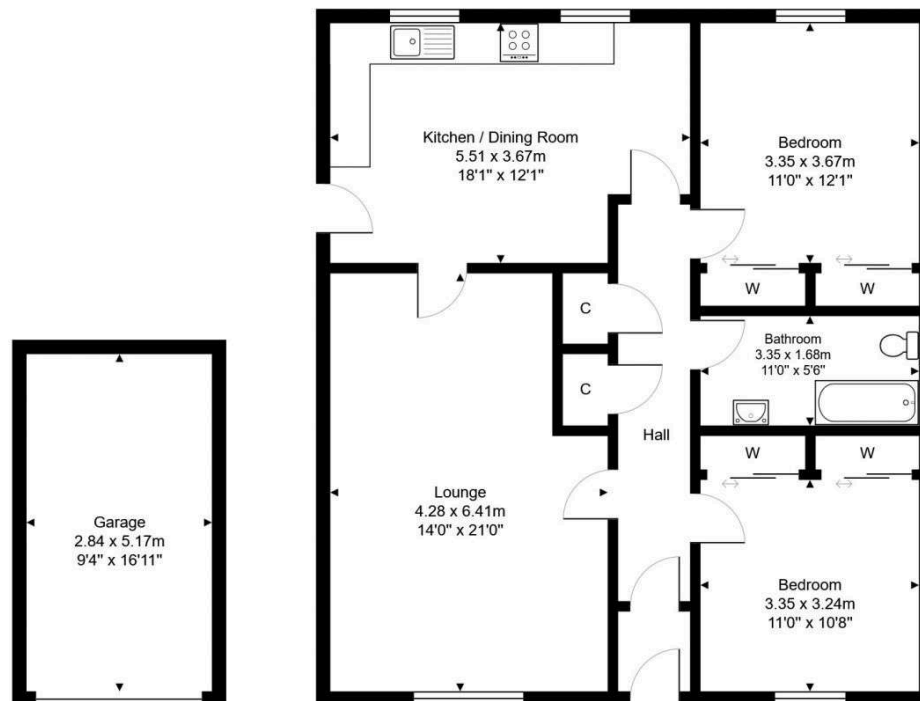
## Morgans Property Package

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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Total Area: 92.4 m<sup>2</sup> ... 994 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY  
33 East Port, Dunfermline, Fife, KY12 7JE  
Tel: 01383 620222 Fax: 01383 621213  
[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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.