



Malcolm Jack  
& Matheson

13 Nelson Street, Rosyth  
KY11 2JU



**OFFERS OVER  
£99,995**

**SPACIOUS 2-BEDROOM UPPER  
FLAT. SECTION OF GARDEN.  
AMPLE ON STREET PARKING.  
IDEAL FIRST TIME BUY.**

**HALL  
LOUNGE  
KITCHEN  
2 DOUBLE BEDROOMS  
SHOWER ROOM  
SECTION OF GARDEN  
GCH & DG  
EPC - C**



## **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, and will benefit from new multi-million High School opening August. Additionally, the railway station in Rosyth establishes connections to Edinburgh and various destinations throughout the Fife circle.

## **PROPERTY**

13 Nelson Street is a spacious two-bedroom upper flat presented in walk-in condition. Its central location is close to shops, schooling, the train station, the park, bus routes, library and community centre.

Internally the accommodation comprises bright and spacious lounge, a fully fitted kitchen, two double bedrooms and a bathroom. The property is in good decorative order, provides good storage facilities, and benefits from gas central heating and double glazing throughout.

Externally, the property has a large section of garden. There is ample on-street parking surrounding the property.

## **ACCOMMODATION**

### **ENTRANCE**

Staircase. Window. Door through to Hallway.

### **HALL**

Window. Cupboard housing electric meter and fuse box. Hatch to roof space. Built in storage cupboard. Radiator. Carpet .



### **LOUNGE 4.50M X 4.00M (14'9 X 13'1)**

Spacious lounge. Twin windows to the front. Fireplace housing electric fire. Built in deep storage cupboard. Radiator. Carpet.

### **KITCHEN 3.00M X 2.70M (9'10 X 8'10)**

Fully fitted kitchen. Window to the rear. Integrated sink and drainer, gas hob, oven and cooker hood. Free standing washing machine and fridge freezer. Boiler. Vinyl flooring.

### **BEDROOM 4.90M X 3.10M (16'1 X 10'2)**

Large double bedroom with built-in display recess with storage cupboard underneath. Twin windows to the front. Radiator. Carpet.

### **BEDROOM 3.60M X 3.30M (11'10 X 10'10)**

Double bedroom with window to the rear. Built in storage cupboard. Radiator. Carpet.

### **SHOWER ROOM**

Modern shower room with three-piece suite comprising walk in shower with electric shower, wash hand basin and WC. Chrome heated towel rail. Opaque window to rear. Fully tiled.

### **GARDENS AND GROUNDS**

The property has garden ground up the side of the block and also a large section of lawn at the rear. There is ample on street parking surrounding the property.

### **EXTRAS**

All fixtures and fittings are included in the sale together with the freestanding fridge/freezer and the washing machine.

### **VIEWING**

By appointment. Contact Malcolm Jack & Matheson.

### **ENTRY**

Entry by mutual agreement

### **OFFERS**

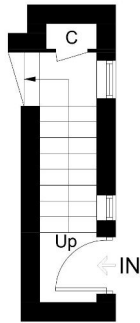
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk)

Interested parties are advised to instruct their Solicitor to note interest on this property to be

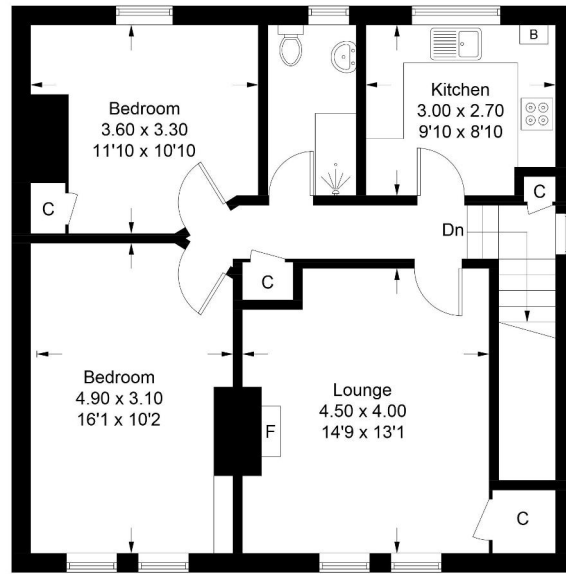
advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

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



**Ground Floor**



**First Floor**

**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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