



IMMACULATE THREE BEDROOM HOME IN A
QUIET RESIDENTIAL LOCATION



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Situated in a lovely residential location, this immaculate three-bedroom semi-detached property offers a perfect family home.

Upon entering through the main front door, you are greeted by a welcoming hallway that leads to all the rooms on this level. The large lounge features a front-facing window, flooding the space with natural light, and it seamlessly flows into the dining room, which comfortably accommodates a table and six chairs.





The kitchen, located at the rear, is fitted with a range of wall and base units and provides direct access to the enclosed rear gardens, perfect for children and pets.







Upstairs, you'll find three double bedrooms, each offering ample space and built-in storage. The accommodation is completed by a shower room with a contemporary finish.



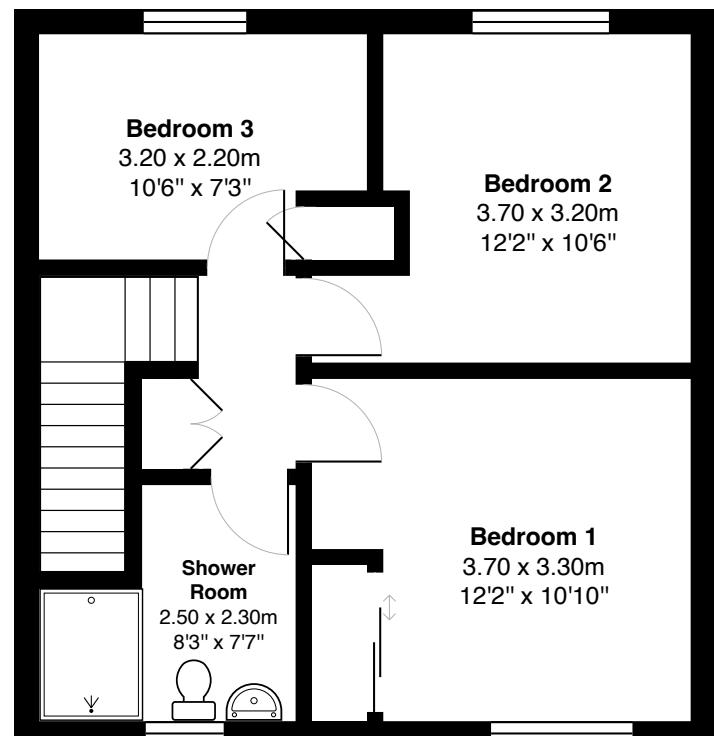
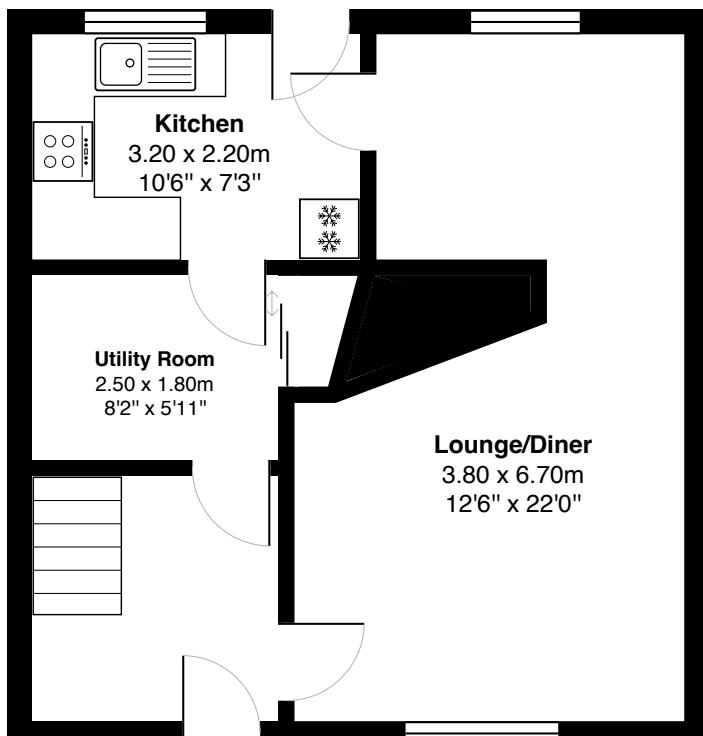


Bedroom 2









Gross internal floor area (m²): 84m²

EPC Rating: C



The rear gardens are fully enclosed, offering a safe and secure environment, and there's plenty of off-street parking available at the front. This property is truly in walk-in condition, ready to become a wonderful family home.





Rosyth is located on the Firth of Forth, some three miles south of the centre of Dunfermline. Within Rosyth's main thoroughfare, there is a good selection of shops for everyday requirements, including a Tesco supermarket and a Sainsbury's local.

This is an excellent commuter base for those travelling north and south of the Forth Bridges by road or rail, located a mile from the new Queensferry crossing, which gives an ease of transport for the commuter. The Ferry toll park and ride facility at Inverkeithing provides a stress-free and economical way of commuting to Edinburgh and the airport, whilst the train station offers direct trains to Aberdeen and London. All of which are under two miles from the property.

Schooling of good repute can be found for Primary education in Rosyth and further secondary education in nearby Dunfermline. Situated by the Firth of Forth, there is an abundance of picturesque villages and ample walking routes for dogs along the coast. There are many employment opportunities in the town with major employers based locally and with plans underway to develop the waterfront, Rosyth has a bright future.

The Location

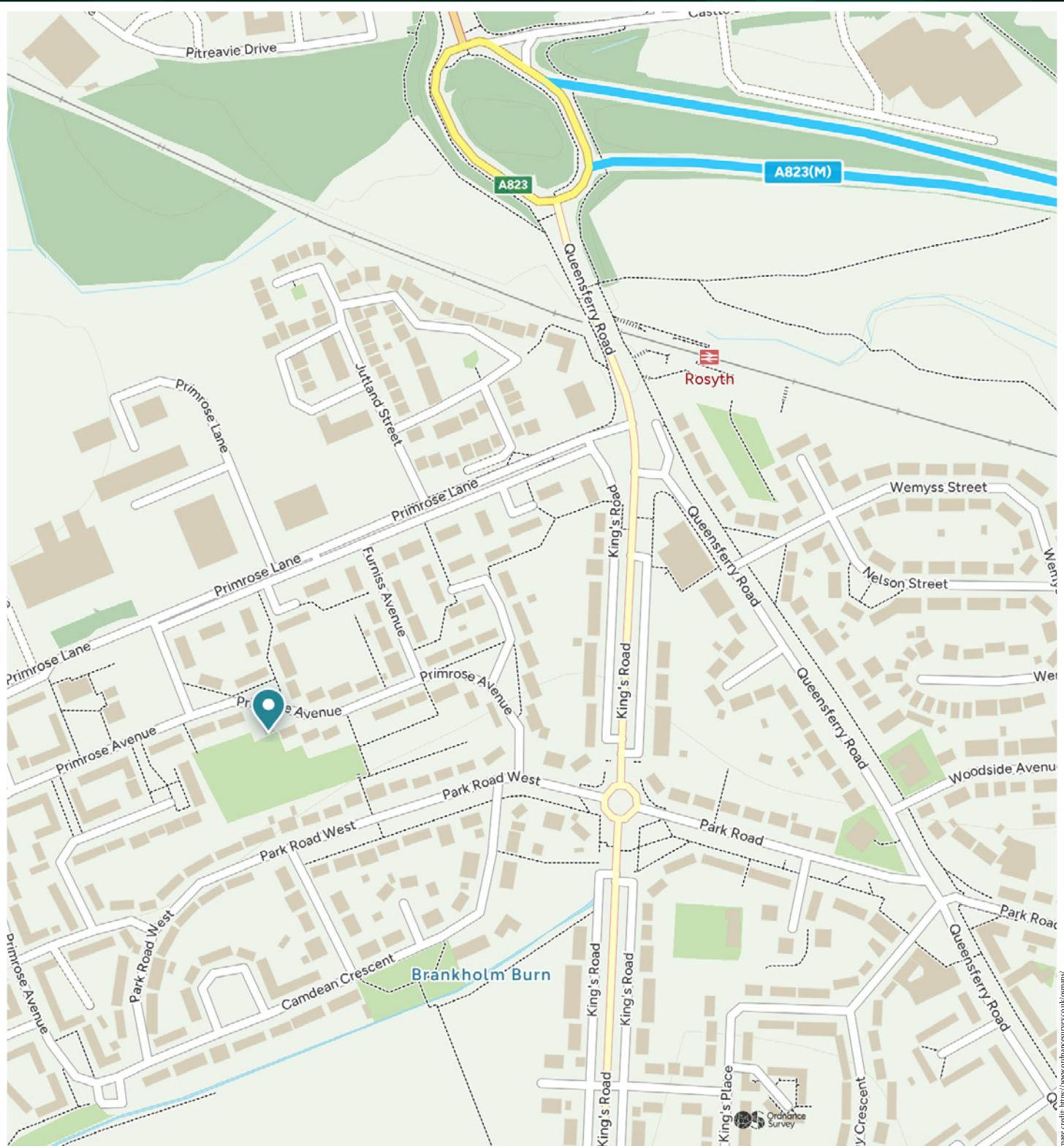


Image credit: <https://www.ordnancesurvey.co.uk/omaps/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
 Area Sales Manager



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.