



Morgans

PROPERTY

30 Syme Place, Rosyth, KY11 2SG

Offers Over £135,000



3



1



1



D



Ent Hallway Wc



Three Bedrooms



Dining Kitchen



Four Piece Bathroom



Lounge



Garage



EPC Rating - D



Council Tax Band - C



Welcome

This well-proportioned three-bedroom home offers over 1,050 square feet of accommodation across two floors in Rosyth, together with a detached garage. The property would benefit from being upgraded and comprises of hallway, with useful storage cupboards, links the principal ground-floor rooms with ease.

The lounge is bright and generously sized at over 14 feet in length, offering plenty of flexibility for both relaxing and entertaining. The kitchen/dining room is equally spacious, fitted with a good range of units and ample space for family dining. A downstairs WC completes the ground floor.

Upstairs, three well-proportioned bedrooms are arranged around a central landing, served by a family bathroom fitted with a bath. Built-in wardrobe and multiple storage cupboards provide excellent practicality throughout the upper floor.

There are private gardens to the front and rear and is Located in Rosyth, being well placed for local amenities, schools, and transport links, including nearby rail connections to Edinburgh, making it an ideal choice for growing families.





EXTRAS INC. IN SALE/AGENTS NOTE

Fitted floorcoverings, blinds, bathroom and light fittings together with integrated 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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.





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.

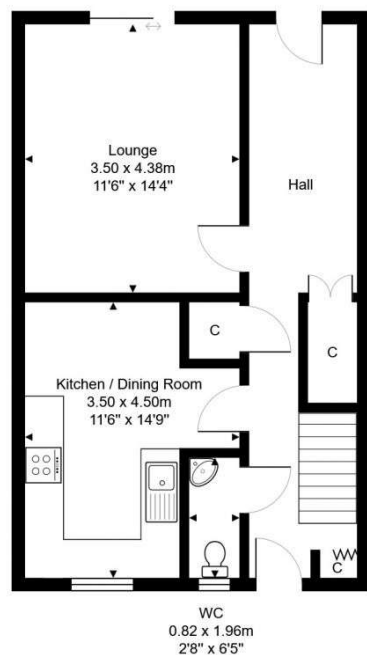




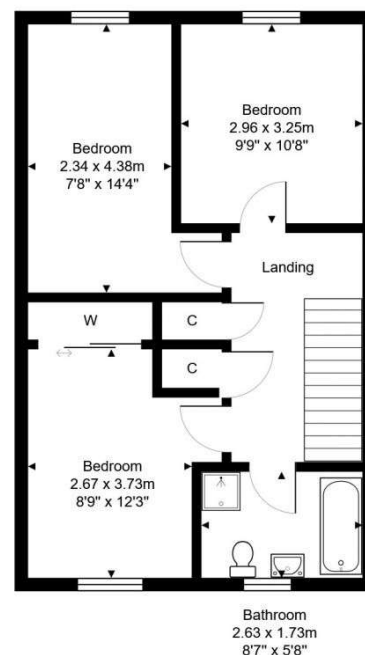
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Total Area: 98.4 m² ... 1059 ft² (excluding garage)

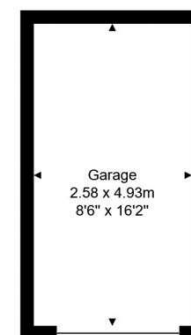
All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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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.