



Malcolm Jack
& Matheson

32 Bevan Place, Rosyth
KY11 2HR



**OFFERS OVER
£190,000**

**GENEROUSLY PROPORTIONED
2-BEDROOM DETACHED
BUNGALOW IN QUIET, MODERN
DEVELOPMENT, FEATURING
PRIVATE GARDENS AND
DRIVEWAY**

**HALL
LOUNGE
KITCHEN
2 DOUBLE BEDROOMS
SHOWER ROOM
FRONT AND REAR GARDENS
DRIVEWAY
GCH & DG
EPC C**



SITUATION

Rosyth serves as a well-favored commuter hub for individuals journeying both north and south of the Forth bridges. The main thoroughfare in Rosyth offers a diverse range of shopping options, including the local Tesco supermarket 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, while secondary schooling is accessible in nearby Inverkeithing. Additionally, the railway station in Rosyth establishes connections to Edinburgh and various destinations throughout the Fife circle.

PROPERTY

32 Bevan Place is a rarely available detached bungalow, set within a peaceful modern development just minutes from the Queensferry Crossing and Rosyth town centre, offering excellent amenities, schools, a train station, and superb bus and commuter links.

Internally, the home has been meticulously maintained and offers move-in-ready accommodation. The layout comprises a welcoming hallway, a spacious lounge, a modern kitchen, two double bedrooms and a modern shower room. The property is presented in good decorative order throughout and benefits from ample storage, gas central heating, and double glazing.

Externally, the home sits on a generous plot with attractive, well-tended gardens. The rear garden is laid mainly with lawn and includes a garden shed, while the front garden features a neat lawn with mature borders. A private driveway provides ample off-street parking.

ACCOMMODATION

HALL 2.72M X 1.27M (8'11" X 4'2")

Bright hallway with a built-in storage cupboard which houses the boiler. A built-in cupboard housing the meters. Hatch to the roof space. Carpet.



LOUNGE/DINER 4.57M X 2.89M (15' X 9'6")

Spacious lounge with window to the front. TV point. Telephone point. Radiator. Carpet.

KITCHEN 2.88M X 2.45M (9'5" X 8'1")

Modern fully fitted kitchen with integrated sink and drainer, electric hob, oven and cooker hood. Window to the rear. Radiator. Laminate tile effect flooring.

BEDROOM ONE 3.15M X 3.07M (10'4" X 10'1")

Double bedroom with window overlooking the rear garden. Built in double wardrobe. Radiator. Carpet.

BEDROOM TWO 3.15M X 2.28M (10'4" X 7'6")

Double bedroom with window to the rear. Radiator. Carpet.

SHOWER ROOM 1.82M X 1.39M (6' X 4'7")

Modern three-piece suite comprising shower unit with electric shower, wash hand basin and WC. Opaque window to the side. Built in airing cupboard. Radiator. Laminate tiled effect flooring.

GARDENS AND GROUNDS

The property features beautifully maintained garden grounds. The front garden is neatly landscaped with a lawn, shrubs, and plants, with access to a lengthy driveway.

The rear garden offers a well-kept lawn and a patio area, perfect for outdoor furniture and entertaining. It also provides access to a garden shed.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The garden shed is also included in the sale.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing 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.

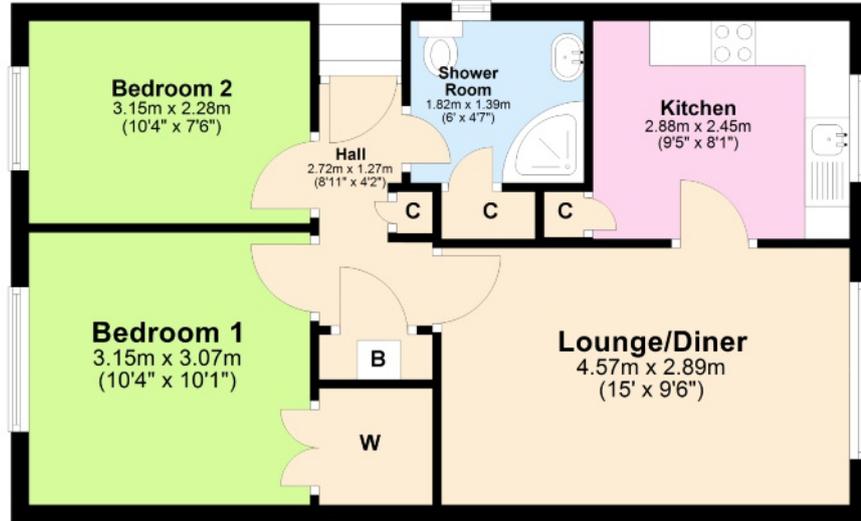
As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

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



Ground Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and site other than are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by all prospective purchasers.

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

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

espc rightmove

