



Morgans

PROPERTY

35 Bevan Place, Rosyth, KY11 2HR

Offers Over £260,000





Spacious semi-detached family home



Three bedrooms with wardrobes



Exceptional 25ft lounge/dining room



Family bathroom



Conservatory & downstairs WC



Detached garage



EPC Rating -



Council Tax Band -



Welcome

A well-presented and deceptively spacious three-bedroom detached family home offering over 1,000 square feet of versatile accommodation across two floors, set in a convenient area of Rosyth. With a standout open-plan living space, conservatory, kitchen and three well-proportioned bedrooms, this property has an impressive amount to offer for a family looking for a practical and comfortable home. The ground floor centres around an exceptional open-plan lounge and dining room — an outstanding 25-foot space that runs the full depth of the property, providing a wonderfully flexible and light-filled everyday living area. The kitchen is well-fitted with ample storage and worktop space, whilst a charming conservatory to the rear creates a lovely additional living space with a garden outlook. A downstairs WC and a built-in cupboard complete a highly practical ground-floor layout. Upstairs, three well-proportioned bedrooms are served by a family bathroom. The principal bedroom is a generous 13-foot room with a built-in wardrobe, whilst the second bedroom also benefits from a built-in wardrobe. A landing cupboard provides further practical storage throughout the upper floor. A detached garage completes this excellent package. Driveway to the front leads to the detached single garage and there are well maintained gardens to the front and rear.





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

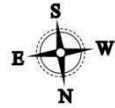
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



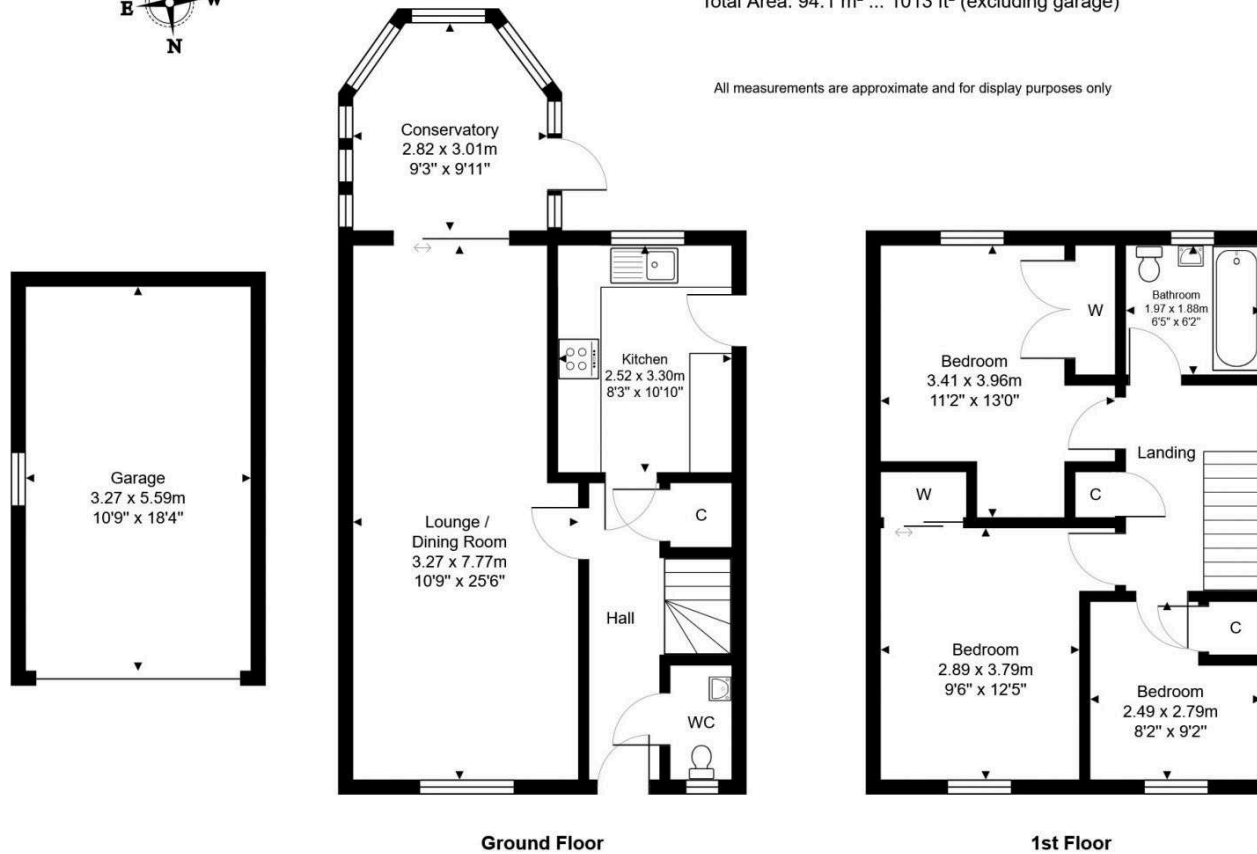
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Total Area: 94.1 m² ... 1013 ft² (excluding garage)



All measurements are approximate and for display purposes only

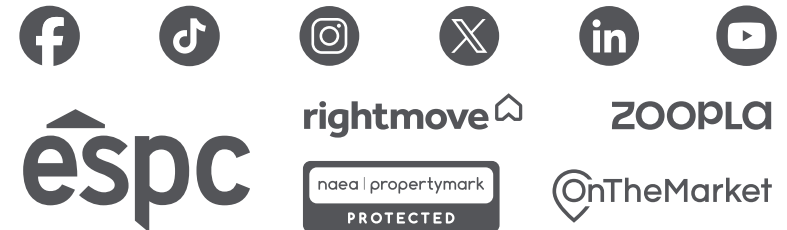


Ground Floor

1st Floor



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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.