



Morgans

PROPERTY

165 Park Road West, Rosyth, KY11 2FZ

Offers Over £269,950





Spacious three-bedroom bungalow



Generous family bathroom



Large living/dining room ideal for entertaining



Flexible accommodation throughout



Well-proportioned kitchen



Good storage space



EPC Rating -



Council Tax Band -



Welcome

Early entry is available to this spacious three-bedroom bungalow which offers generous and flexible accommodation on one level, making it an excellent choice for a wide range of buyers including families, downsizers, or those seeking easily accessible living. Situated on a large corner plot, the property is centred around a bright and expansive living/dining area, providing an ideal space for both relaxing and entertaining. The kitchen is well-positioned with good proportions and practical layout, offering ample workspace and storage. There are three well-sized bedrooms, all of which offer comfortable accommodation and versatility for use as guest rooms, home office space, or additional living areas. There is a four piece family bathroom and additional storage is available throughout the home with attic. Externally, the property benefits from a detached garage with driveway, providing secure parking or additional storage, along with well maintained garden grounds which are mature and well stocked. Situated in a popular area of Rosyth, the property is conveniently located for local amenities, schooling, and transport links, including easy access to Dunfermline and beyond.





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





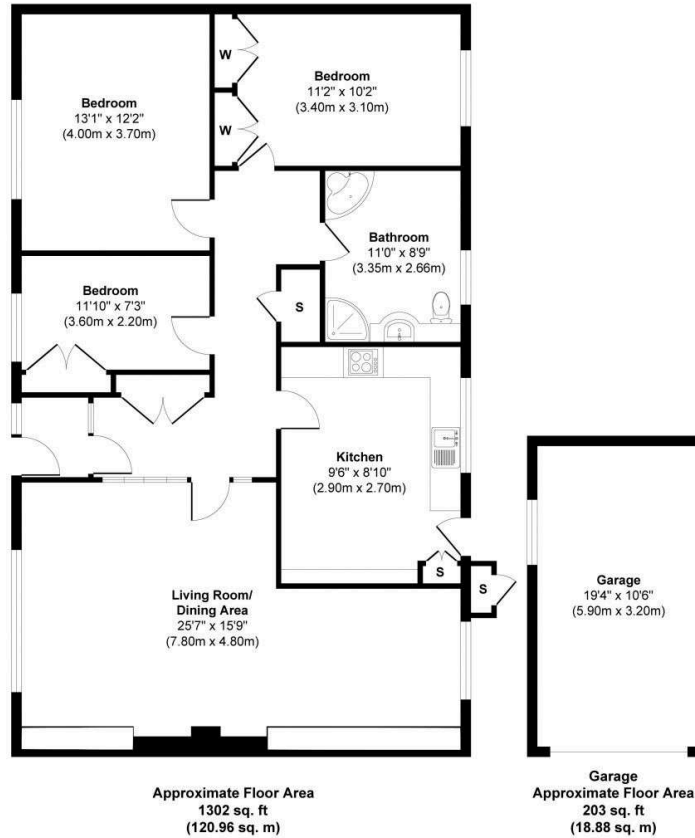




Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway 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.

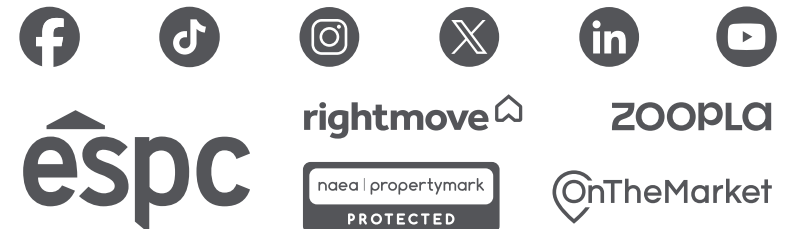


Approx. Gross Internal Floor Area 1505 sq. ft / 139.84 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY
 33 East Port, Dunfermline, Fife, KY12 7JE
 Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.