

**ROSS & CONNEL**

*Solicitors, Estate Agents & Business Lawyers*



**20 Leslie Road, Rosyth, KY11 2LB**  
Offers Over £169,950



Well proportioned and rarely available semi detached bungalow enjoying a much sought after location close to all local amenities. Entrance Hall, Lounge, Breakfasting kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Large gardens to front and rear. Timber garage/Workshop. Driveway for 2/3 cars. Timber summer house. Requires some modernisation. Excellent starter/retirement home. Early viewing is recommended. EPC - C. Council Tax - B. Freehold.

## LOCATION

Rosyth is a well-connected town in southwest Fife, known for its Garden City layout, green residential streets, and strong community feel. It offers excellent commuter access to Dunfermline, Edinburgh, and the central belt, supported by nearby rail links and the Forth crossings. The town provides a full range of everyday amenities, including local shops, cafés, restaurants, parks, and schools, along with easy access to scenic coastal walks and historic landmarks. Its blend of convenience, heritage, and outdoor space makes it an appealing location for families, professionals, and commuters alike.

## PROPERTY - SEMI DETACHED VILLA

- Rarely available property type
- Sought after location
- Close to amenities and Railway station
- Requires general modernisation and upgrading
- Excellent potential
- Well proportioned
- Good sized gardens
- Timber garage with workshop area

## ACCOMMODATION

### Hall

With doors to the lounge, kitchen, 2 bedrooms and bathroom.

### Lounge 4.96 m x 3.53 m / 16'3" x 11'7"

This is a well proportioned lounge. Front.

### Kitchen 3.90 m x 2.50 m / 12'10" x 8'2"

The kitchen is well proportioned. Rear.

### Bedroom 1 4.70 m x 3.53 m / 15'5" x 11'7"

The double bedroom enjoys the benefit of full width built in wardrobes with sliding mirror doors. Front.

### Bedroom 2 3.60 m x 3.54 m / 11'10" x 11'7"

The second double bedroom also enjoys the benefit of full width built in wardrobes. Rear.

### Shower Room 1.92 m x 1.91 m / 6'4" x 6'3"

Fitted with a modern white suite. Rear.

### Gardens

There are superbly proportioned areas of garden ground to the front and rear of the property. Timber summer house. The gardens are mainly laid in slabs and chips for ease of maintenance.

### GARAGE/DRIVEWAY

There is a timber sectional double garage with workshop area, which has been extended adding a handy storage area. There is a driveway, which can be accessed from Cromwell Road, and offers parking for 2/3 cars.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

All the fitted carpets and blinds are included in the sale price.

### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













## VIEWING

Contact Ross & Connel on 01383 721156 or  
Lee-Anne Smith on 07882114972

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

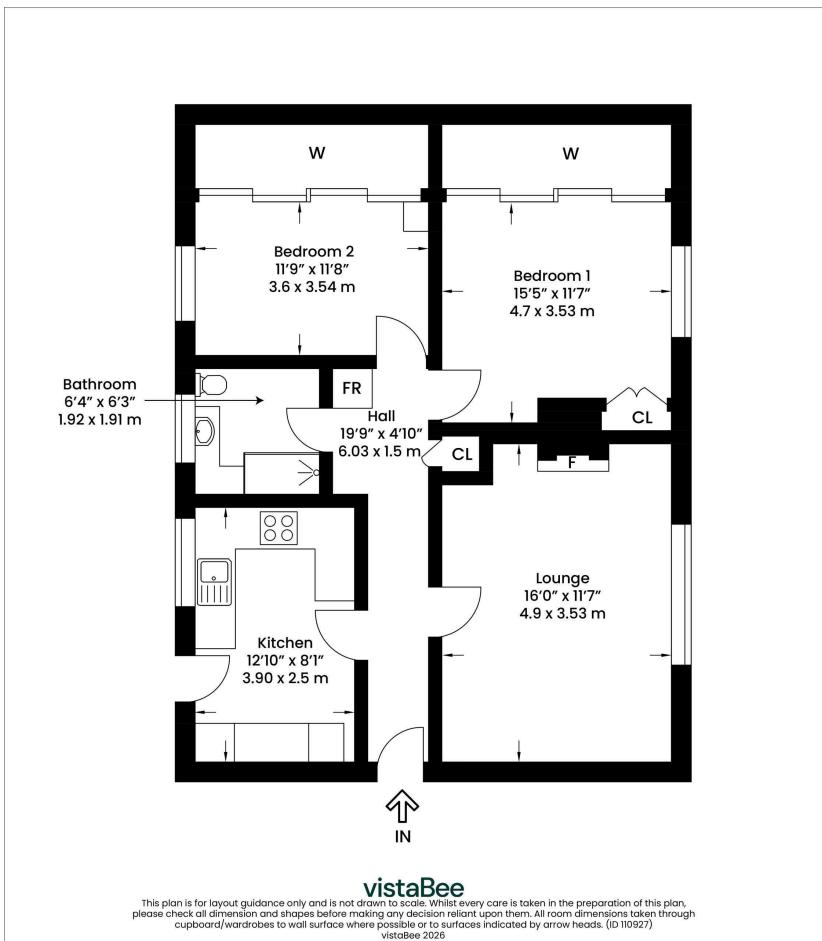
If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE  
[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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