



Malcolm Jack
& Matheson

175 Park Road West, Rosyth
KY11 2SZ



**OFFERS OVER
£125,000**

A GREAT FIRST-TIME BUY!

TWO-BEDROOM END TERRACED HOME, IN NEED OF MODERNIZATION AND UPGRADING. FEATURING FRONT AND REAR GARDENS AND AMPLE ON-STREET PARKING, THIS PROPERTY IS AN IDEAL BASE FOR COMMUTERS.

**HALL
LOUNGE/DINER
KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
FRONT AND REAR GARDENS
ON STREET PARKING
GCH & DG
EPC D**



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

175 Park Road West presents a spacious two-bedroom end terraced home, in need of modernisation also upgrading. Ideally situated close to reputable schools, excellent commuter links, and a range of local amenities, this property offers both convenience and potential.

Inside, the accommodation features a welcoming lounge/diner, a kitchen, two generous double bedrooms, and a bathroom. The home benefits from gas central heating, double glazing throughout, and ample built-in storage.

Outside, the property enjoys private gardens to the front and rear, the rear garden is South

facing and there is plenty of on-street parking surrounding the property.

ACCOMMODATION

HALL

Staircase. Under the stair storage housing the boiler and electric meter. Telephone point. Opaque window to the front. Carpet

LOUNGE 5.90M X 3.40M (19'4 X 11'2)

Bright lounge with ample space for a dining table and chairs. Window to the front. Window to the rear. Fireplace housing electric fire. Two radiators.



KITCHEN 3.30M X 2.30M (10'10 X 7'7)

Fully fitted kitchen which will need replaced. Integrated sink and drainer. Free standing washing machine, fridge, freezer and electric cooker. Window to the rear. Door out to the rear. Vinyl flooring.

LANDING

Hatch to roof space. Carpet.

BEDROOM 4.40M X 2.90M (14'5 X 9'6)

Double bedroom with window to the front. Built in storage cupboard. Radiator. Carpet.

BEDROOM 3.40M X 2.90 (11'2 X 9'6)

Double bedroom with window to the rear. Radiator. Carpet

BATHROOM

Three-piece suite will need replaced. Electric shower. Opaque window to the rear.

GARDENS AND GROUNDS

The front garden is laid with slabs and has an area for storing bins.

To the rear, the property boasts a generous garden featuring a paved patio area ideal for outdoor furniture, a lawn, and a garden shed.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The garden shed, the free-standing washing machine, fridge, freezer and electric cooker are also included in the sale.

VIEWING

To view please contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement

OFFERS

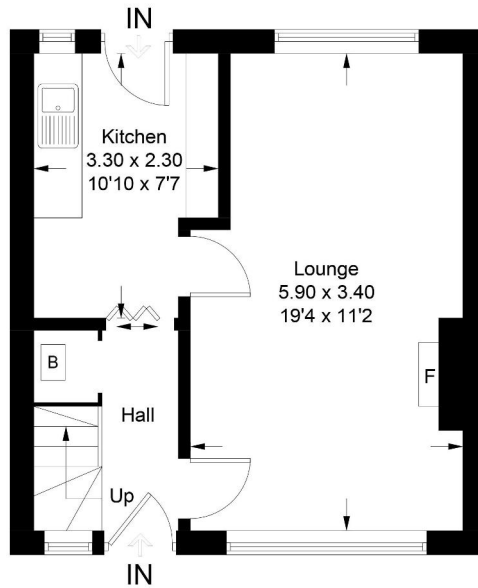
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk.

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.

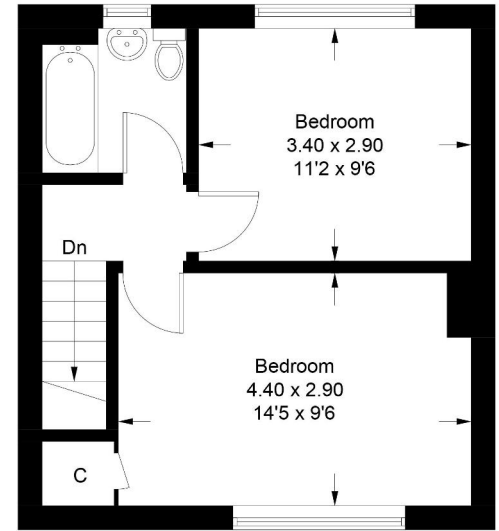
As this is an executry sale, the property is sold as seen. We have been unable to verify certain

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



First Floor

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

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