



Morgans

36 PEASEHILL BRAE  
ROSYTH, FIFE, KY11 2AP  
OFFERS IN THE REGION OF £190,000



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ROSYTH  
KY11 2AP

Beautifully presented detached family villa offered in move in condition providing spacious accommodation situated within an enviable corner plot. The subjects briefly comprise reception hall, downstairs w.c, lounge, dining room, breakfasting kitchen, four double bedrooms with master en-suite and family bathroom. The property is double glazed with gas central heating together with attractive gardens and parking for several vehicles which leads to single car garage. Essential Viewing. EPC RATING C.



BEAUTIFULLY PRESENTED  
DETACHED FAMILY VILLA  
ON ENVIABLE CORNER  
PLOT WITH IDEAL  
COMMUTER LINKS TO  
EDINBURGH.

## LOCATION

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.

## MEASUREMENTS

LOUNGE 16'1 x 14'9

DINING ROOM 13'9 x 9'6

BREAKFASTING KITCHEN 15'9 x 9'6

MASTER BEDROOM 13'1 x 11'10

EN-SUITE 5'11 x 5'7

BEDROOM 2 12'10 x 9'2

BEDROOM 3 11'6 x 10'10

BEDROOM 4 10'2 x 9'6

BATHROOM 6'11 x 6'11

## EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

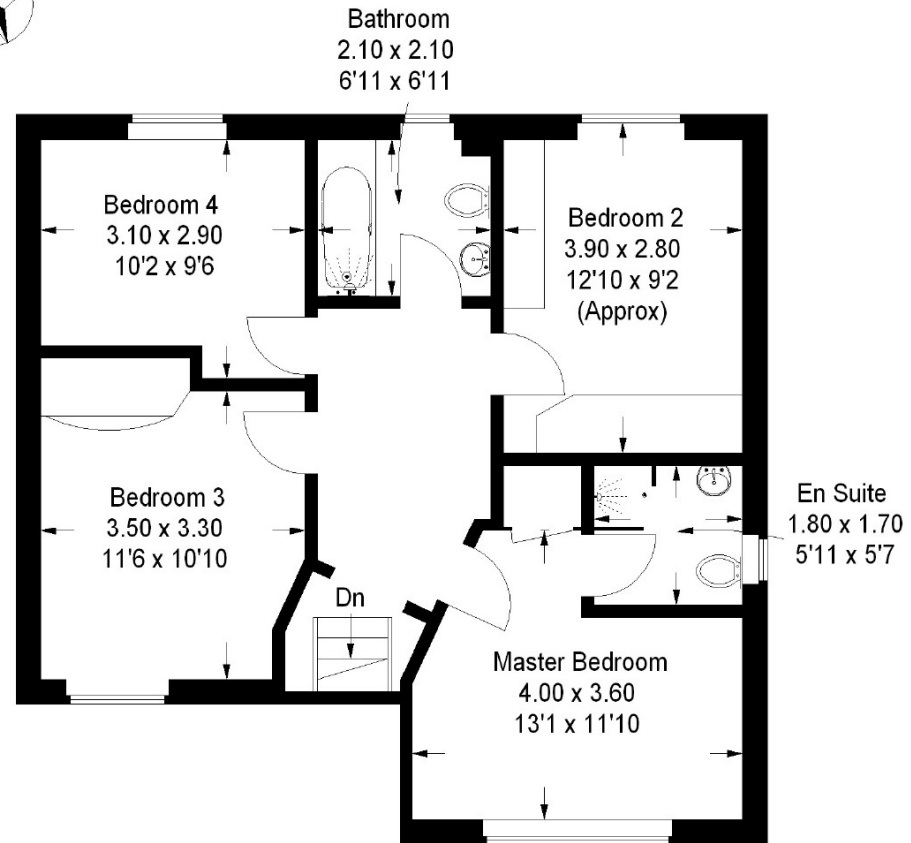
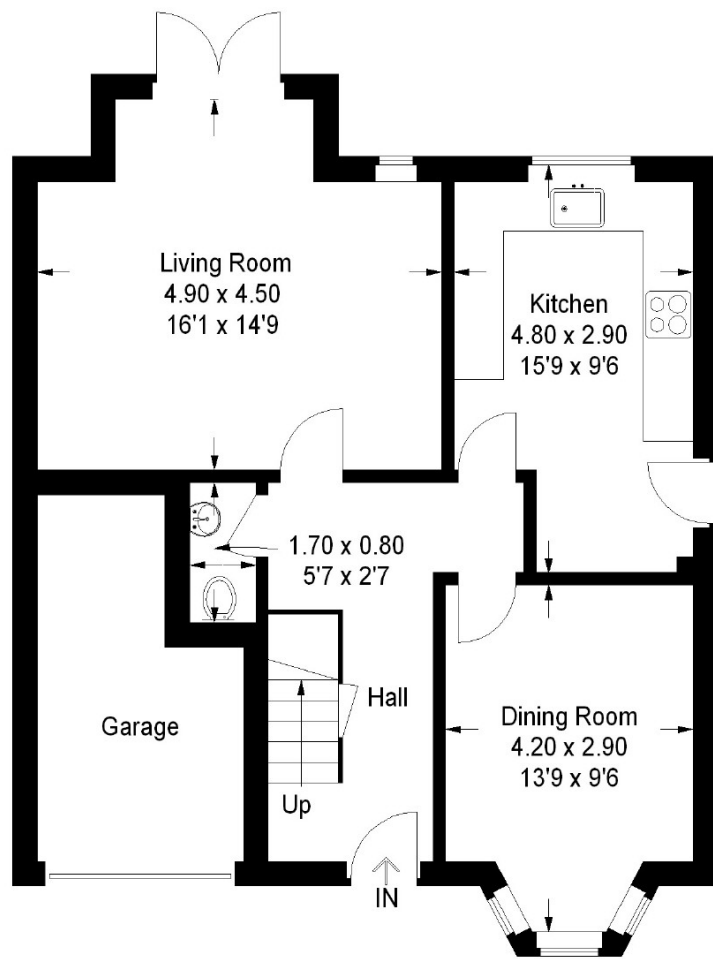
From Dunfermline town centre head west on the B916 into West Nethertown Street and at the traffic lights go straight forward onto the A985. Progress into Hilton Road at the roundabout take the first exit turning left then straight over onto Wilson Way where the road name changes to Peasehill Brae and the property is situated on the right hand side as sign posted.

## MORGANS PROPERTY PACKAGE

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**Downstairs**

**Upstairs**

**Disclaimer:**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID 99312)

These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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