Morgans

62 Queensferry Road
Rosyth, KY11 2PQ
Fixed Price £93,000

62 Queensferry Road Rosyth KY11 2PQ

Excellent opportunity to purchase this mid terraced villa in the popular town of Rosyth with local amenities and schooling close by. The property would ideally suit families, couples and the location would suit commuters with easy access to the M90 motorway link to the central belt. The accommodation comprise of entrance hall, lounge through to conservatory, kitchen, and bathroom with electric shower over bath. On the upper level there are three bedrooms (2 doubles, 1 single). The property benefits gas central heating, double glazing, enclosed garden to the rear with decking area/part lawn and a mono bloc driveway to the front. EPC RATING D.

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 9'9 x 17'1
CONSERVATORY 9'6 x 9'6
KITCHEN 6'5 x 10'6
BATHROOM 4'5 x 10'1
BEDROOM 1 10'6 x 13'9
BEDROOM 2 9'10 x 11'1
BEDROOM 3 11'1 x 7'8

EXTRAS INC. IN SALE

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

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VIEWINGS

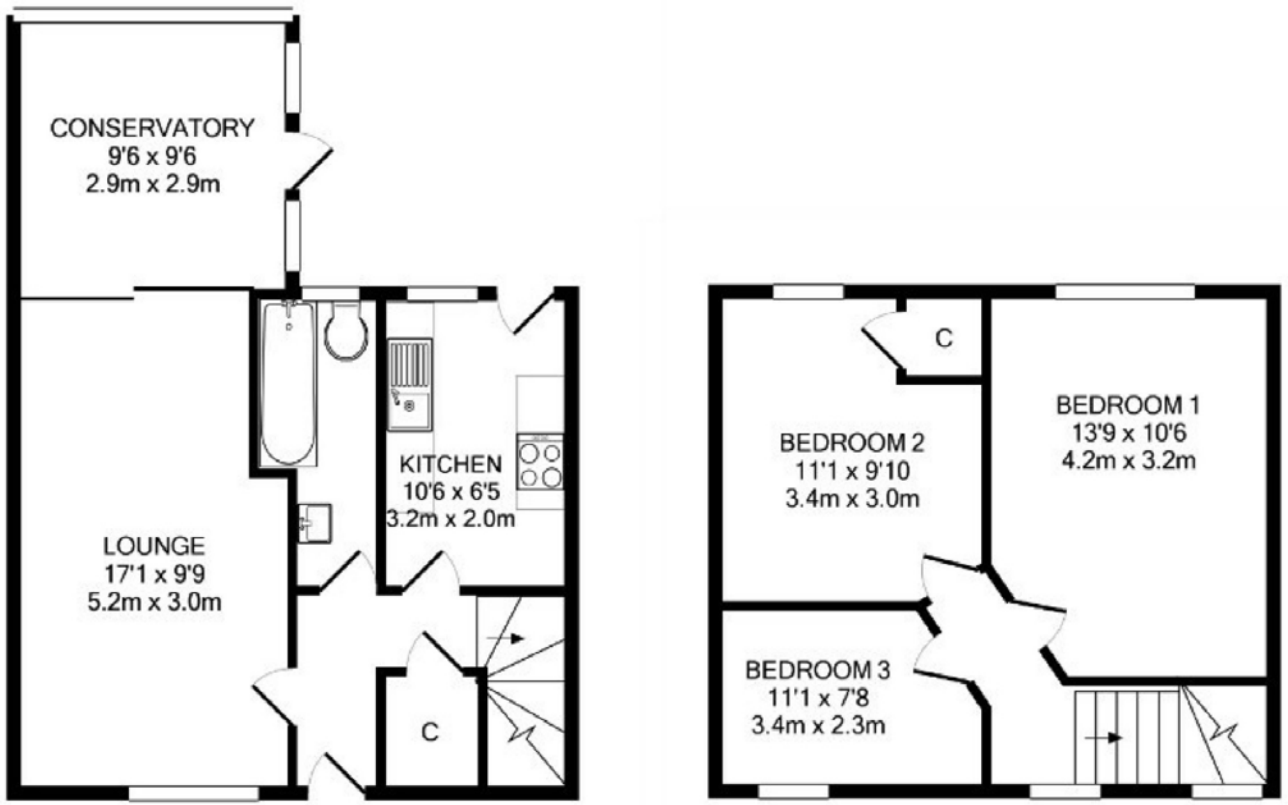
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline City centre head south following the signs for Rosyth. On entering Rosyth proceed through the roundabout at the railway station veering left into Queensferry Road where the property is situated on the right hand side (as signposted).

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.



GROUND FLOOR

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1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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Solicitors | Estate Agents | Mortgage & Financial advisers
33 East Port | Dunfermline | Fife | KY12 7JE
Tel: 01383 620222
www.morganlaw.co.uk

ESPC espc.com

NAEA National Association of Estate Agents