



M o r g a n s

38 Nelson Street
Rosyth, KY11 2JU
Offers over £135,000



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Superb opportunity to acquire this attractive and spacious semi detached villa in sought after location, ideal for the commuter. The subjects are offered in move in condition and comprise entrance porch, reception hall, lounge, dining room and on the upper level three double bedrooms with modern shower room. The property is double glazed with gas central heating. Their are easy to maintain gardens with sections of decking, bounded by fencing providing a child and pet safe environment. Driveway for off street parking. Essential Viewing. 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 14'5 x 14'5

KITCHEN 14'5 x 8'6

DINING ROOM 11'10 x 10'6

BEDROOM 1 15'9 x 10'6

BEDROOM 2 11'2 x 9'10

BEDROOM 3 12'2 x 9'10

SHOWER ROOM 9'10 x 8'2

EXTRAS INC IN SALE

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

VIEWINGS

Viewings by appointment via Morgans on 01383 620222

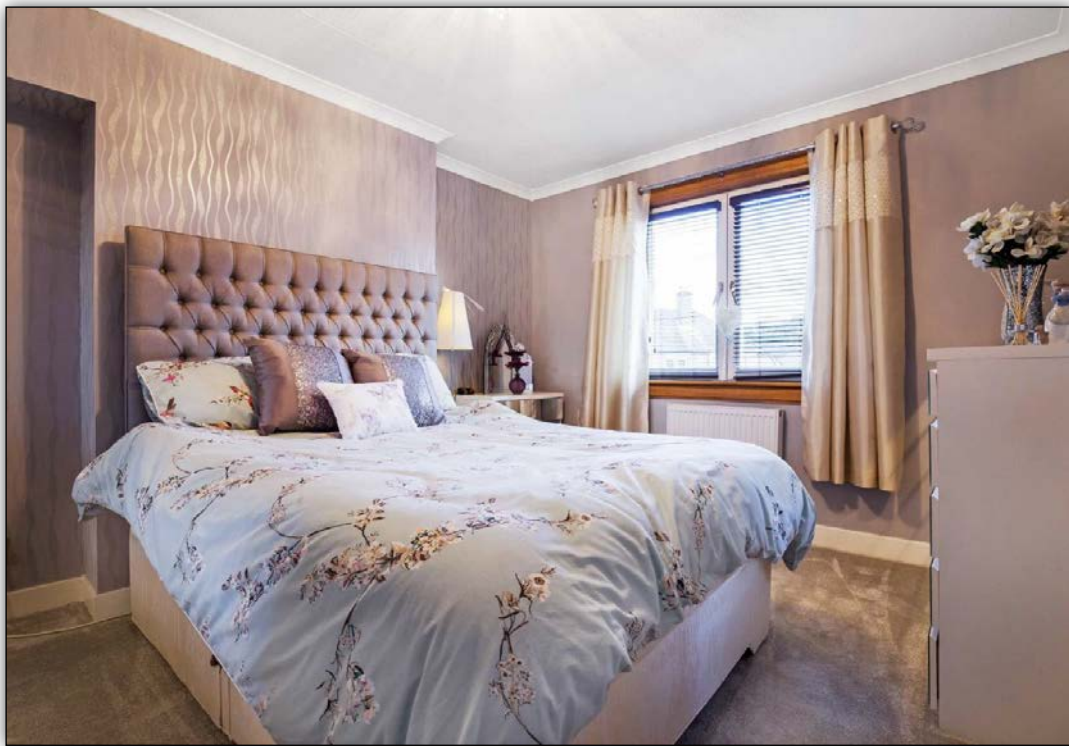
TRAVEL DIRECTIONS

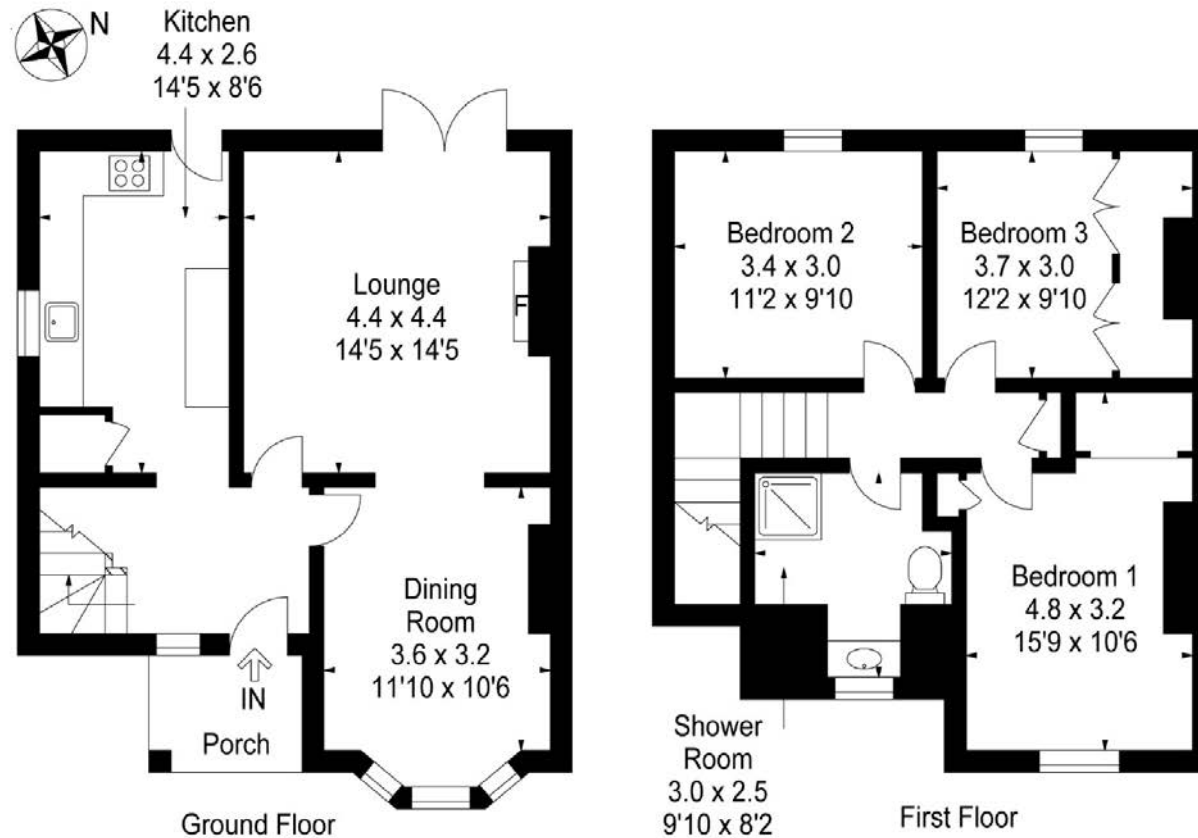
From Sinclair Gardens roundabout in the City centre head south via St Margaret's Drive turning left under the railway bridge into Bothwell Street following the signs for Rosyth. At the double roundabout take a left into Queensferry Road, then first left into Wemyss Street. Take a direct right into Nelson Street where the property is 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.







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 dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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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