



M o r g a n s

1 Cult Ness
Rosyth, KY11 2DS
Offers in the region of £189,950



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Stylish and modern detached family villa situated in a quiet cul-de-sac within a popular residential estate close to local amenities, schooling, train station and motorway network. The accommodation comprises: entrance hall, downstairs WC, lounge leading to dining room, breakfasting kitchen, four bedrooms (master en-suite) and family bathroom. The property benefits from gas central heating, double glazing. Double driveway leading to garage. Attractive gardens to front and rear bounded by fencing providing a child and pet safe environment. Essential Viewing. EPC RATING C



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 and also boasting the Europarc and Ferry Service to the Continent. Easy access to the M90 and Ferry toll 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 14'7 X 12'4

KITCHEN 16'0 X 8'5

WC 4'9 X 3'2

DINING ROOM 9'4 X 8'6

BEDROOM 1 12'1 X 10'1

EN suite 5'8 X 5'4

BEDROOM 2 9'4 X 9'4

BEDROOM 3 12'2 X 9'2

BEDROOM 4 6'7 X 3'9

BATHROOM 6'7 X 5'9

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

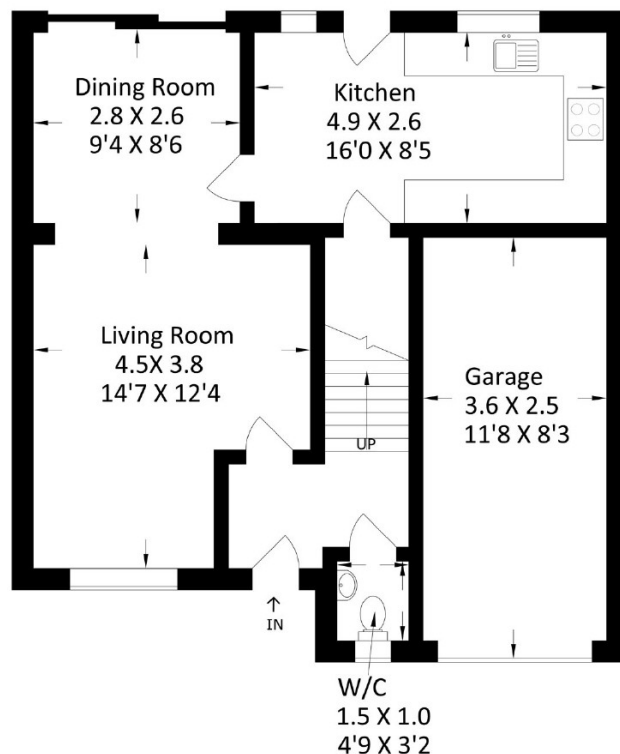
From Dunfermline city centre head south via St Margaret's Drive turning left under the railway bridge into Bothwell Street, progressing on the A823 for Queensferry Road sign posted Rosyth. At the main roundabout take the third exit for Rosyth you will see the Rosyth train station on the left. At the next roundabout proceed straight ahead into Kings Road and at the next roundabout take the third exit onto Admiralty Road/A985 for Kincardine. Proceed straight over the first small roundabout then take next left onto Hilton Road. Take the first exit at the mini roundabout to continue on Hilton Road, then fourth right into tree-lined Wilson Way which leads into Peasehill Brae. Then take first left into Peasehill Gait following the road round where you will see Cult Ness on the right as signposted.

MORGANS PROPERTY PACKAGE

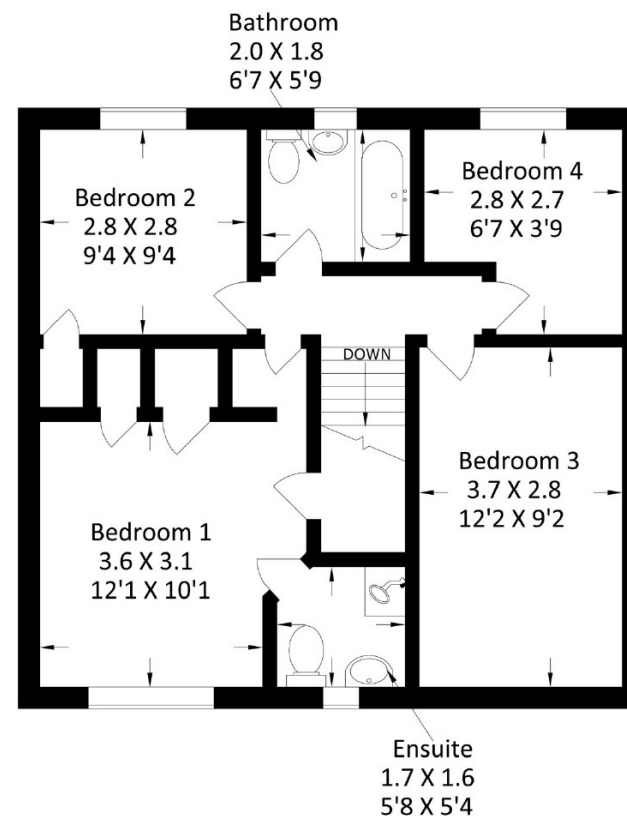
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Ground Floor



First Floor



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 the 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.

Morgans

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