Morgans

16 Churchill Place
Rosyth, KY11 2EP
Fixed Price £72,000

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Excellent opportunity to acquire this modern and stylish ground floor flat in commuter town of Rosyth offered in move in condition. The subjects would ideally suit first time buyers, couples and small family and also appeal to a buy to let investor as it has a good yield. The property comprises: entrance hall, walk in storage cupboard, lounge, breakfasting kitchen with appliances included, two double bedrooms and shower room. Communal gardens and residents parking with ample visitors parking. Early entry available. 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 13'0 x 15'0
KITCHEN 10'0 X 13'0
BEDROOM 1 10'6 X 13'0
BEDROOM 2 9'5 X 11'7
SHOWER ROOM 6'6 X 6'6

EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom and light fittings together with any integrated appliances including fridge, automatic washing machine and cooker.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

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TRAVEL DIRECTIONS

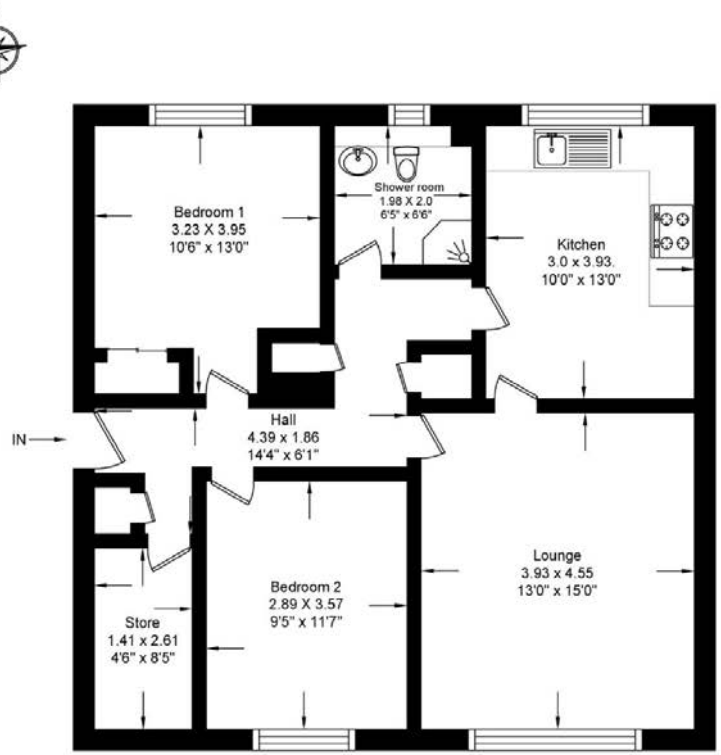
From Dunfermline proceed onto the New Row baring left onto Moody Street on the B1956 Netherton Street, turn left onto the A985 pass through two roundabouts. Turn right onto Ridley Drive on approach to Rosyth and then right again into Hudson Road and then immediately turn right into Churchill Place where you will see the property front facing where number 16 is sign posted by our for sale board.

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.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



Overall approx. area is 925.704sq.ft [86M^2]

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DIGITAL CONTENT CREATION

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.

Morgans

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