



M o r g a n s

22 Findlay Crescent
Rosyth, Fife, KY11 2RE
Offers in the region of £95,000



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Rosyth
KY11 2RE

Excellent opportunity for first time buyers, couples and small families. This mid terraced villa benefits from an attic room ideal for teenager/office room. The accommodation comprises entrance, lounge and breakfasting kitchen. On the upper level two double bedrooms and bathroom and further staircase up to attic room. There are gardens to front and rear fully enclosed providing a child and pet safe environment. The property is double glazed with gas central heating. Driveway to front for several vehicles. 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 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 12'10 x 11'10

BREAKFASTING KITCHEN 16'5 x 7'7

BEDROOM 1 16'5 x 9'10

BEDROOM 2 11'10 x 8'2

ATTIC ROOM 13'9 x 9'10

BATHROOM 8'2 x 5'7

EXTRAS INC. IN SALE

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

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VIEWINGS

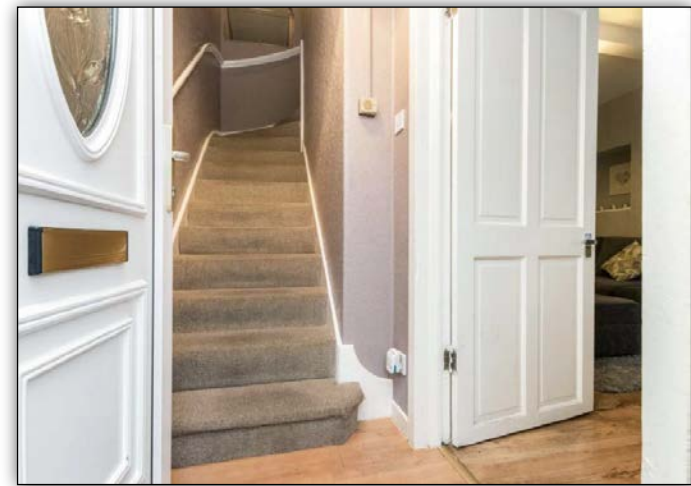
All viewing by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

On entering Rosyth from the South, at the roundabout take the 1st exit onto Queensferry Road, passing Tesco on your right hand side and take the 2nd turning on the right into Aberlour Street following the road road veering left where you will see the property as signposted on the left.

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.

Morgans

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