

39 Selvage Street, Rosyth, KY11 2QB  
Offers Over £150,000



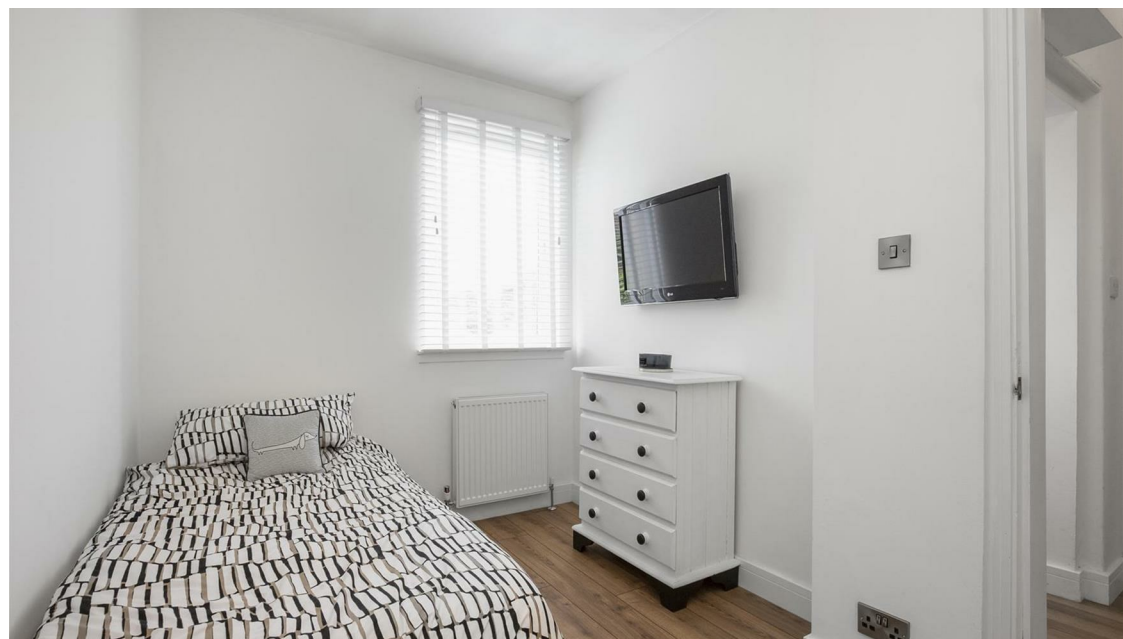


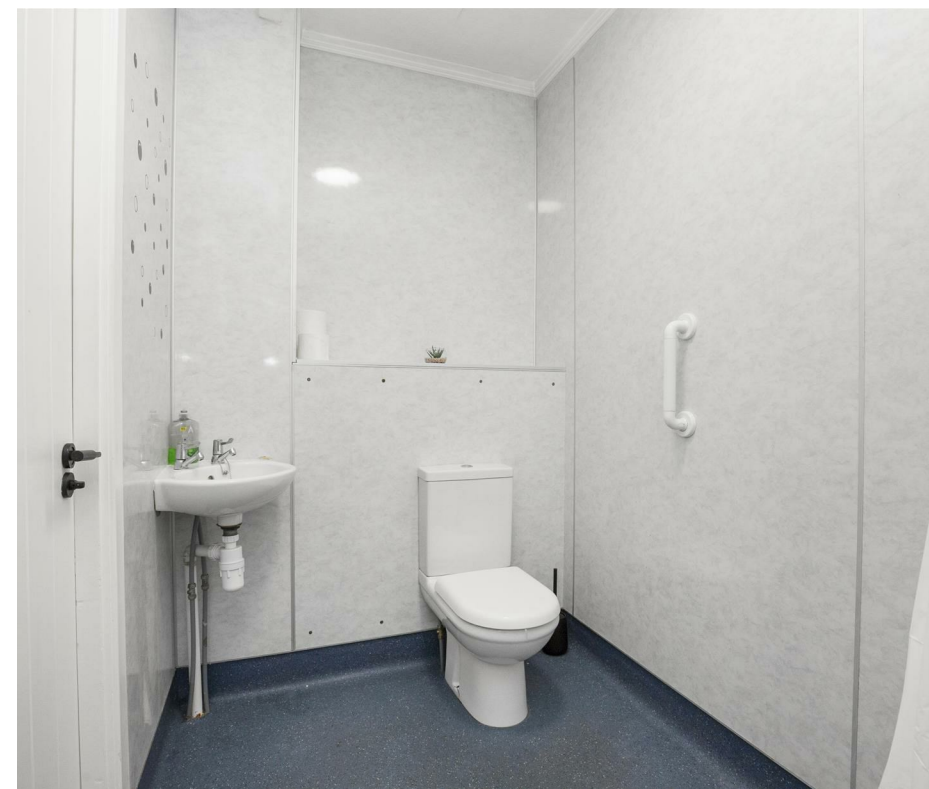
KITCHEN DISCO





CLOSING DATE SET FOR WEDNESDAY 5TH JUN 2024 @ 2PM - Well presented mid terraced villa situated in popular residential area of Rosyth close to all amenities, schooling and transport links. The property benefits from generous gardens to the front and rear providing excellent outdoor space. The property is a credit to the owners and briefly comprises entrance vestibule, lounge, fitted kitchen with door to gardens, bedroom with wet room on the ground floor. On the upper level there are two double bedrooms and modern shower room. The property is double glazed with gas central heating and has been rewired. There is also outdoor electric supply to the front and rear. Essential viewing.





## 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.

## EXTRAS INC IN SALE / AGENTS NOTE

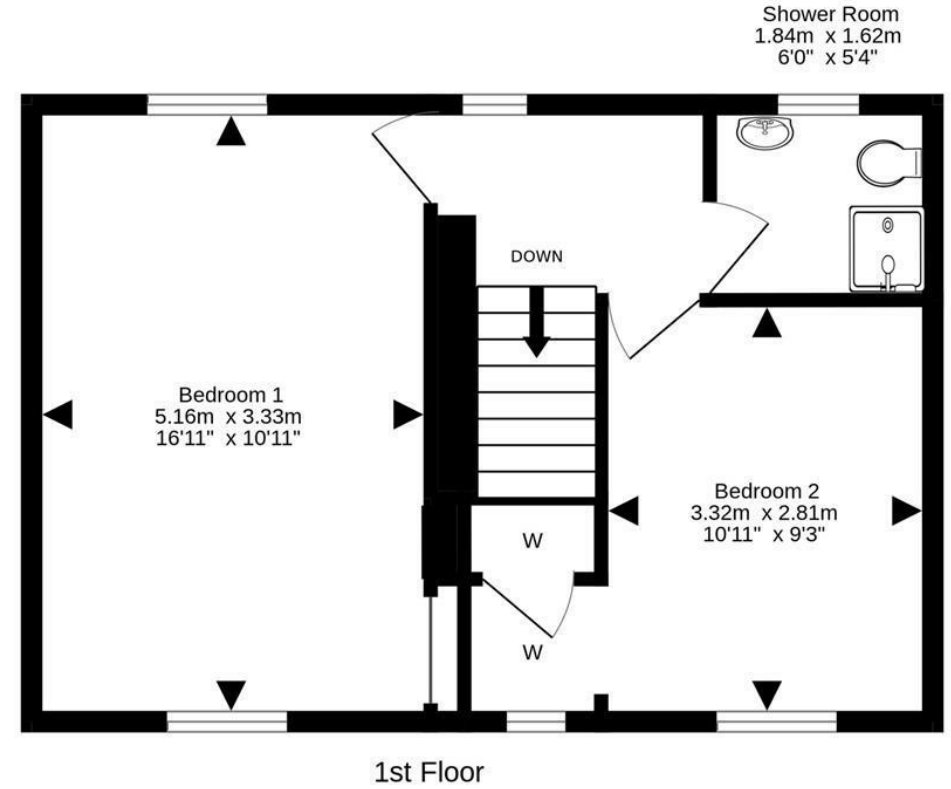
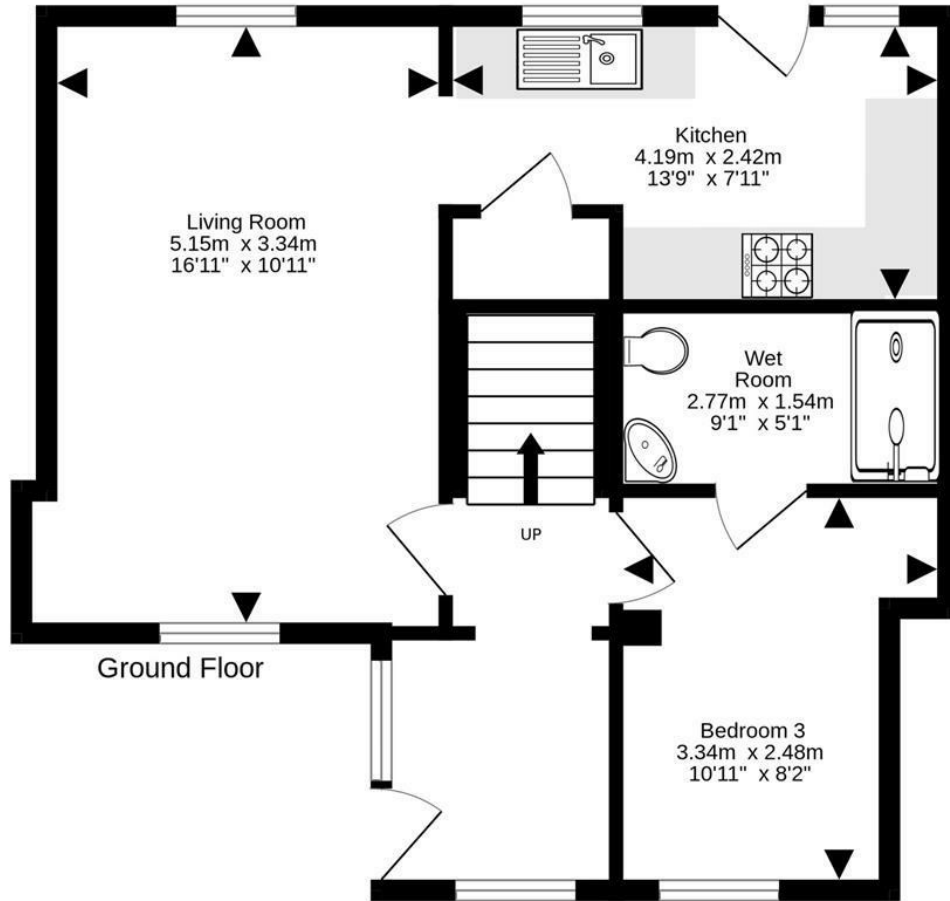
All floor coverings, bathroom fittings, light fittings together with integrated appliances and garden shed.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.