

52 Grampian Road, Rosyth, KY11 2ES
Offers Over £125,000







CLOSING DATE MONDAY 26 AUGUST 2024 @ 12 NOON Excellent end terraced family home slightly elevated within this popular Rosyth estate, with easy access to the M90 motorway and commuter links. The property benefits from generous garden to the front and enclosed garden to the rear with gate leading out to field. There is a designated parking space (first space facing the road) up from the property and a small car park to the side for off street parking. The accommodation briefly comprises entrance hall, lounge, modern fitted kitchen with appliances and storage cupboard with rear door to garden and external storage unit. On the upper level there are three bedrooms and bathroom. Access to attic. Early entry available. The property is double glazed with gas central heating.





LOCATION

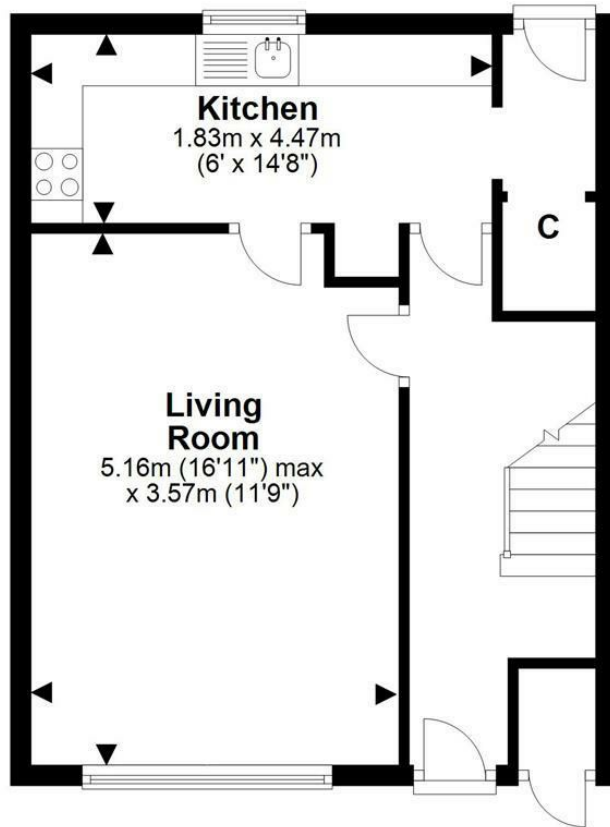
Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway 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

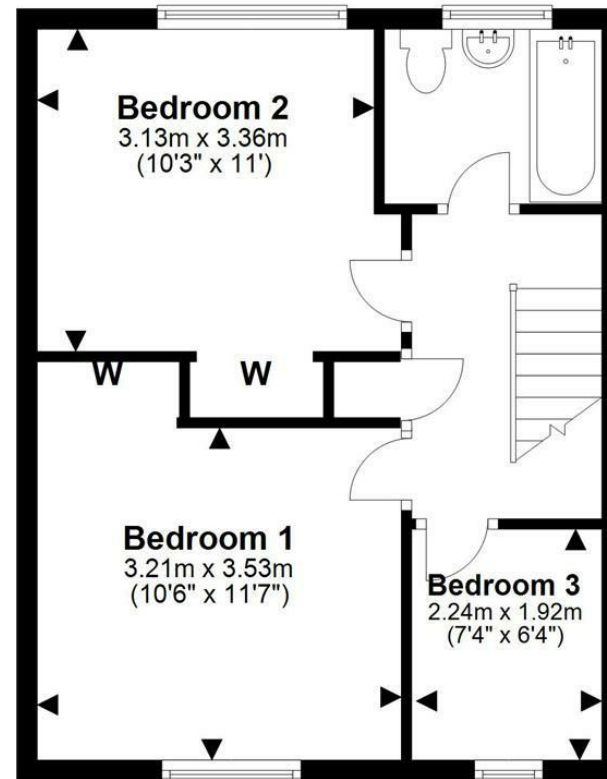
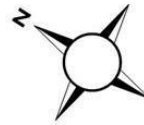
This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

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.





Ground Floor



First Floor

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 buyer.

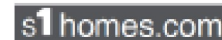


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.