



Morgans
PROPERTY

16B Cantlie Place, Rosyth, KY11 2HN
Offers Over £118,000







This excellent modern ground floor flat is located within one of Rosyth's most established residential areas, it offers a delightful home for any discerning buyer looking to be on the level. It is presented in walk in condition within a quiet cul de sac with easy access to open fields and countryside. Excellent commuter base. Internally the well proportioned rooms comprise front lounge, fitted kitchen, two double bedrooms with fitted wardrobes and bathroom with overhead off mains shower. The property benefits from its own private garden to rear which is chipped and easy to maintain and section to front. There is allocated parking adjacent. The subjects are double glazed with gas central heating.





LOCATION

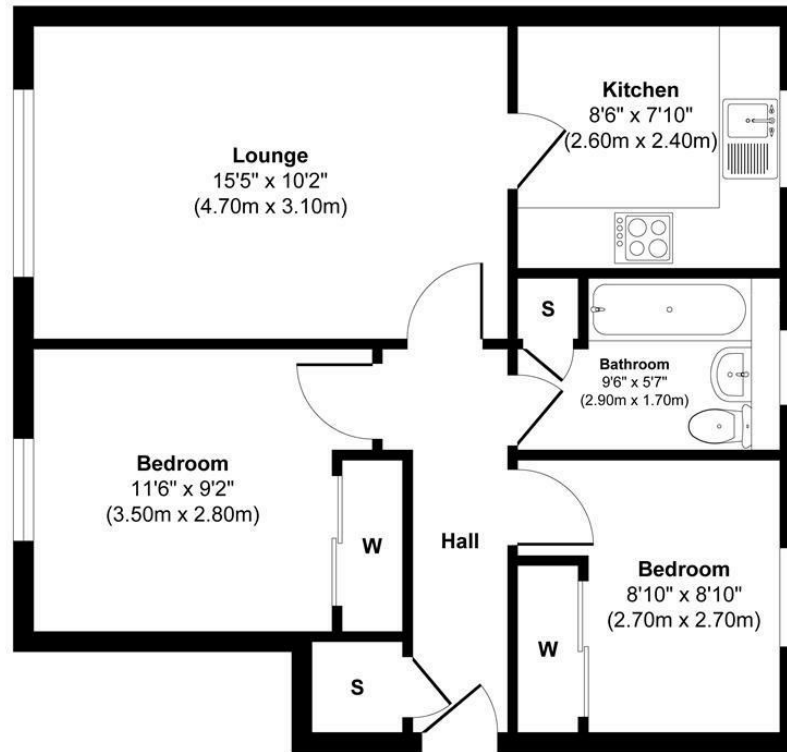
Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway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

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

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.





Approx. Gross Internal Floor Area 527 sq. ft / 49.04 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

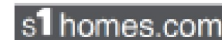


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have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