



Morgans

PROPERTY

102 Castlandhill Road, Rosyth, KY11 2DL

Fixed Price £130,000



2



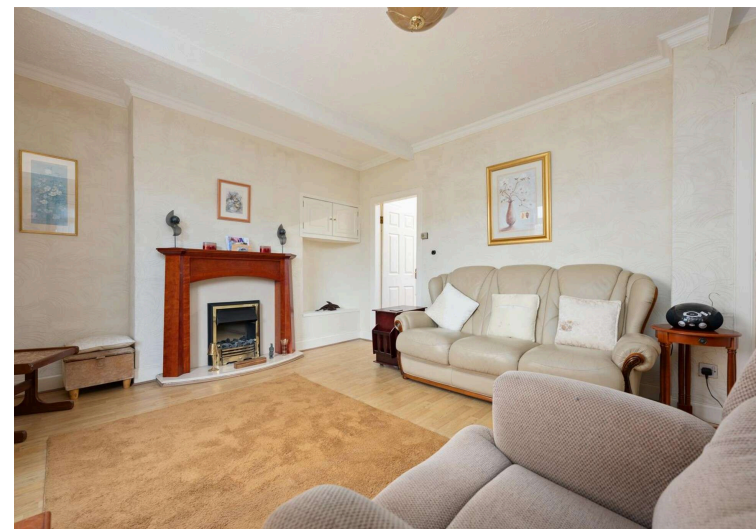
1



1



D



Entrance Stairwell



Shower Room



Lounge



Two Bedrooms



Kitchen Conservatory



Garden



EPC Rating - D



Council Tax Band - B





Welcome

Ideal starter home within one of Rosyth's most popular residential areas is this end terraced villa that requires upgrading and modernisation which is reflected in the Home Report value. The accommodation comprises of entrance stairwell, shower room, lounge, kitchen, and PVC conservatory room that leads on to beautiful landscaped gardens to the front and rear providing a child and pet safe environment with patio area, shed and outdoor storage. On the upper level there are two double bedrooms and access to attic. There is double glazing and gas central heating throughout. Parking is on street only.





EXTRAS INC IN SALE / AGENTS NOTE

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

No warranty is given on the 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





Rosyth

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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

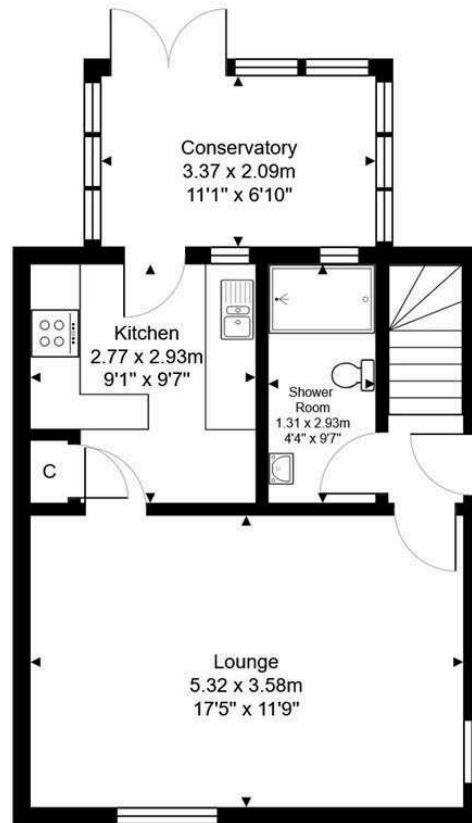


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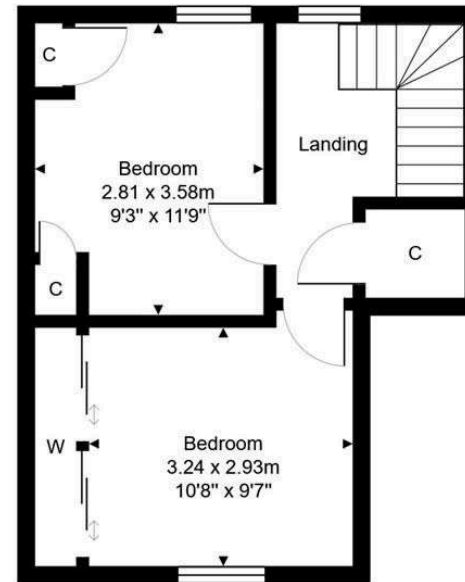
Total Area: 74.0 m² ... 796 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor



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Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.