



Morgans

PROPERTY

49 Backmarch Road, Rosyth, KY11 2RG

Offers Over £155,000





Entrance Stairwell



Two Bedrooms



Lounge



Bathroom



Dining Kitchen



Conservatory



EPC Rating - D



Council Tax Band - B



## Welcome

This well-presented home offers comfortable and well-proportioned accommodation over two levels, ideally suited to first-time buyers, small families, or investors. The ground floor comprises a welcoming entrance leading to a bright and spacious living room, along with a modern kitchen/dining room to the rear. The kitchen provides access to a conservatory, offering additional living space and a pleasant outlook to the fully enclosed rear garden. Upstairs, the property features two well-sized bedrooms, one with a walk-in wardrobe, and a family bathroom, with useful storage available from the landing. Situated within a popular residential area of Rosyth, the property is conveniently located for local amenities, schooling, and excellent transport links, including easy access to the M90 and nearby rail connections.





### **EXTRAS INC IN SALE / AGENTS NOTE**

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





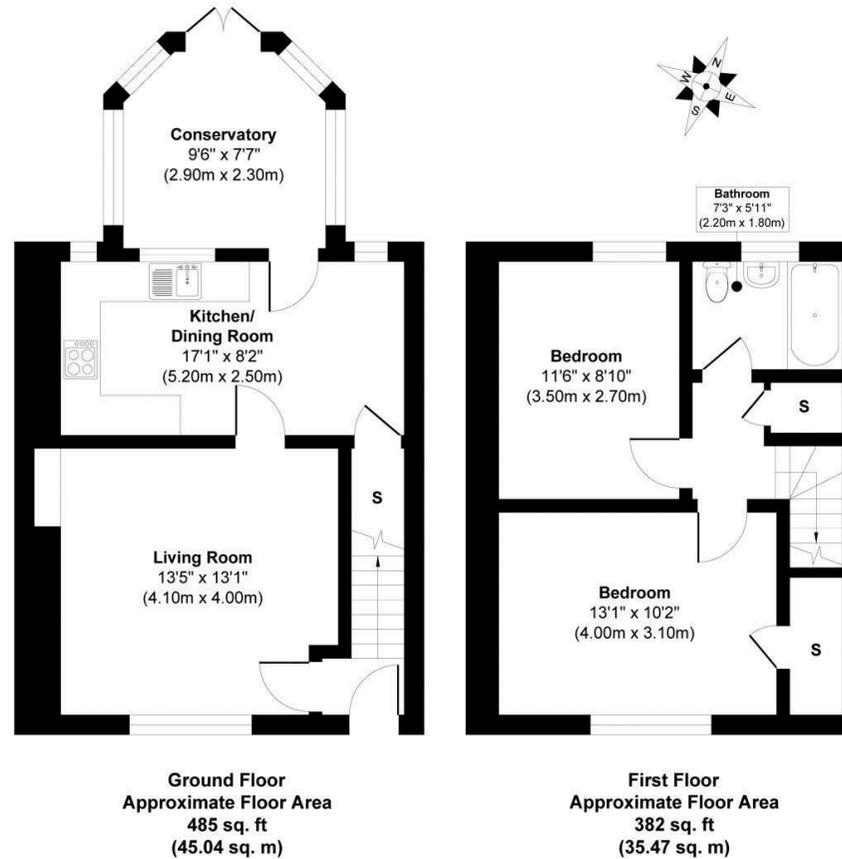
## Rosyth

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.





**Approx. Gross Internal Floor Area 867 sq. ft / 80.51 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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