Morgans
PROPERTY

30 Hilton Wynd, , Rosyth, KY11 2BF

Offers Over £135,000

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Welcome

This stylish and well-proportioned two-bedroom top floor apartment offers modern, open-plan living within a popular residential development, ideally suited to first-time buyers, professionals or investors. The property is centred around a spacious kitchen/living/dining room, providing an excellent contemporary living space with ample room for both relaxing and entertaining. The kitchen is well laid out with good storage and workspace, seamlessly integrated into the main living area. There are two well-proportioned double bedrooms, including a principal bedroom benefiting from en suite facilities and built-in storage. The second bedroom also offers good proportions and flexibility for guests, home working or additional living space. A modern family bathroom and welcoming hallway complete the accommodation. Externally, the property benefits from well-maintained communal grounds with residents parking and is located within easy reach of local amenities, transport links and Rosyth town centre.

EXTRAS INC. IN SALE/AGENTS NOTE

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

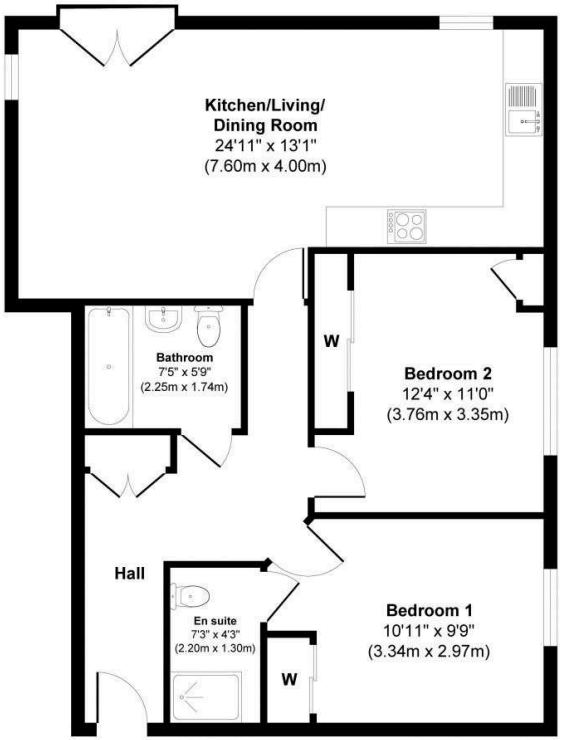
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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

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.



Approximate Floor Area
796 sq. ft
(73.99 sq. m)

9AM MEDIA

Approx. Gross Internal Floor Area 796 sq. ft / 73.99 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon 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.