



Morgans

PROPERTY

16 Tovey Road, Rosyth, KY11 2AD

Offers Over £180,000





Entrance Hallway



Three Bedrooms



Kitchen Lounge



Bathroom Wc



Dining / Family Room



Garden Driveway



EPC Rating -



Council Tax Band -





## Welcome

This well-presented, extended and spacious home offers excellent family accommodation over two levels, ideally suited to modern living. The ground floor comprises a welcoming entrance hall leading to a bright and comfortable lounge, along with a well-appointed kitchen offering ample space for cooking and everyday use. To the rear the property has been extended providing a generous dining/family room, an ideal space for entertaining and family life with access to the garden. A convenient WC and additional storage complete this level. Upstairs, the property features three well-proportioned bedrooms with fitted storage. A family bathroom serves the upper floor, with further storage available from the landing. The property further benefits from a private driveway to the front. Situated within a popular residential area of Rosyth, the property is well placed for access to local amenities, schooling, and excellent transport links, including easy access to the M90 and nearby rail connections.



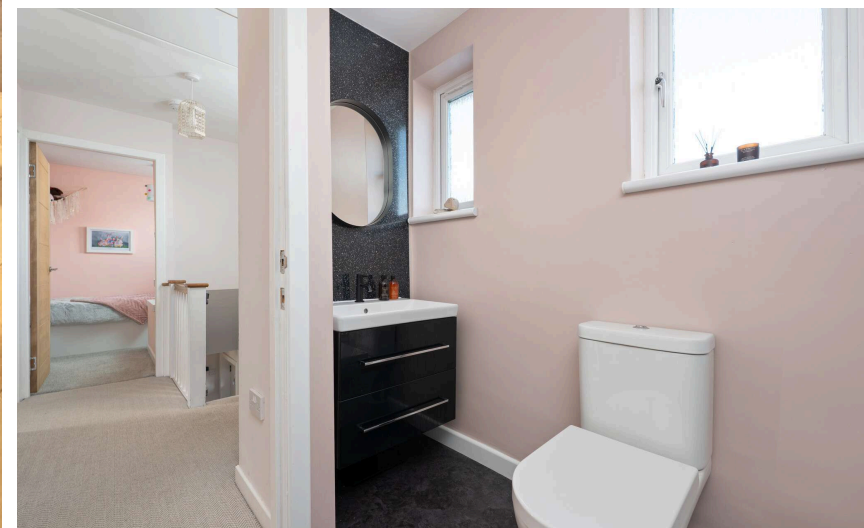


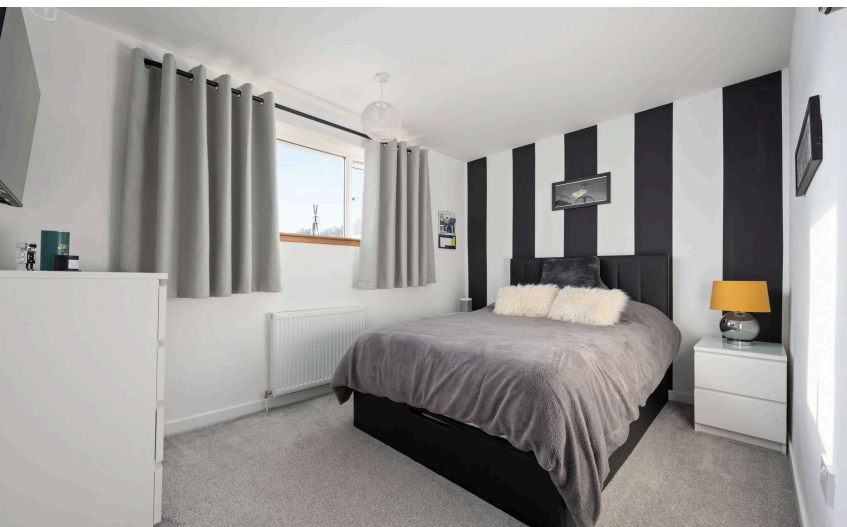
## **EXTRAS INC. IN SALE/AGENTS NOTE**

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

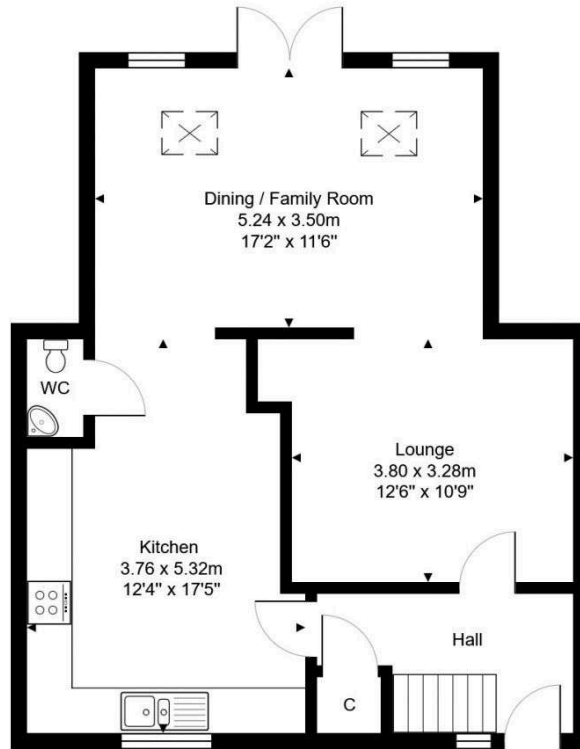
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



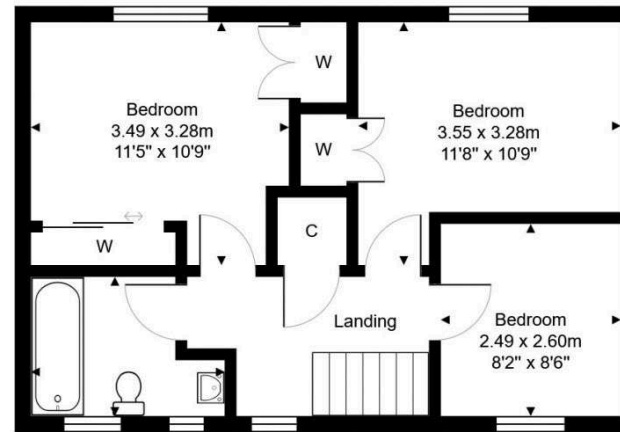
## 16 Tovey Road, Rosyth, KY11 2AD

Total Area: 100.9 m<sup>2</sup> ... 1086 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



Bathroom  
2.62 x 1.88m  
8'7" x 6'2"

1st Floor



SOLICITORS | PROPERTY  
33 East Port, Dunfermline, Fife, KY12 7JE  
Tel: 01383 620222 Fax: 01383 621213  
[www.morganlaw.co.uk](http://www.morganlaw.co.uk)

