



Morgans

PROPERTY

29 Newton Place, , Rosyth, KY11 2LX

Offers Over £160,000



3



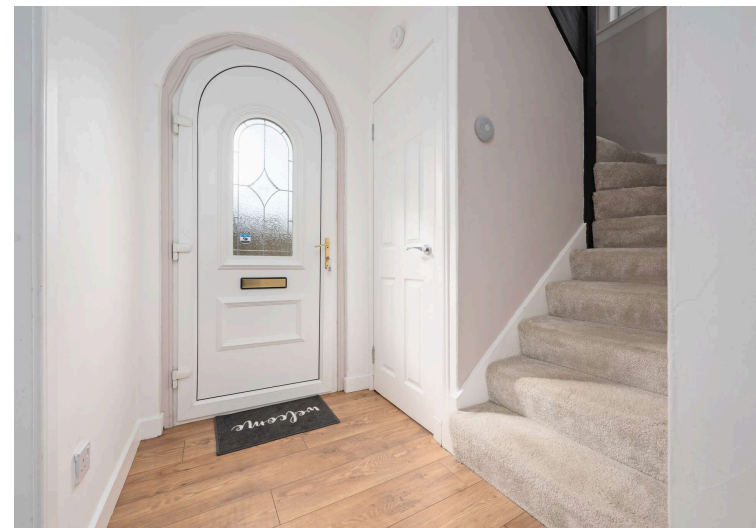
1



1



Unl





## Welcome

This well-presented three-bedroom terraced home offers comfortable accommodation over two levels, making it an excellent choice for first-time buyers, young families, or investors. The ground floor features a bright and spacious lounge, kitchen and brand new family bathroom conveniently located on this level. A central hallway with additional storage enhances everyday functionality. Upstairs, the property comprises three bedrooms, including a generous principal bedroom and two further well-proportioned rooms, offering flexibility for family living, guests, or home working. Additional storage is available from the landing area. Externally, the property benefits from fantastic garden grounds with outdoor garden room ideal for outdoor enjoyment and low-maintenance living. Situated in a popular residential area of Rosyth, the property is well placed for local amenities, schooling, and transport links, including easy access to Dunfermline and the M90.

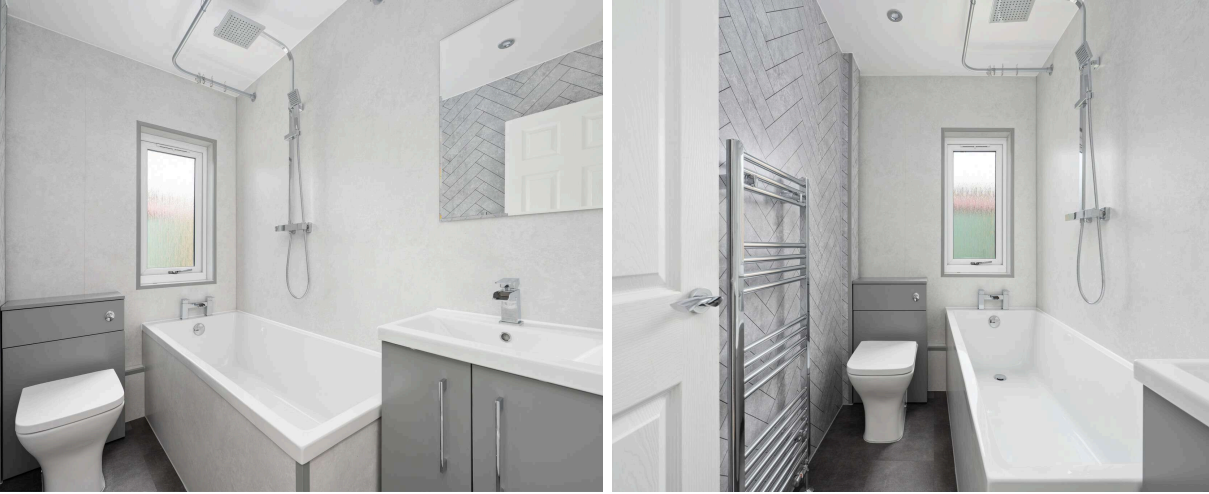




## EXTRAS INC IN SALE / AGENTS NOTE

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

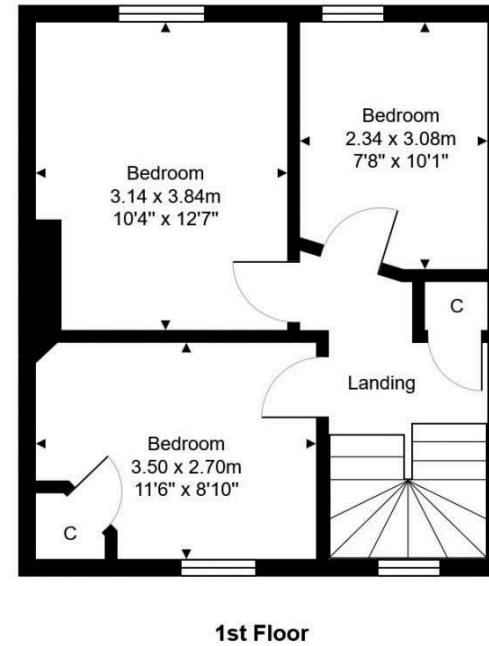
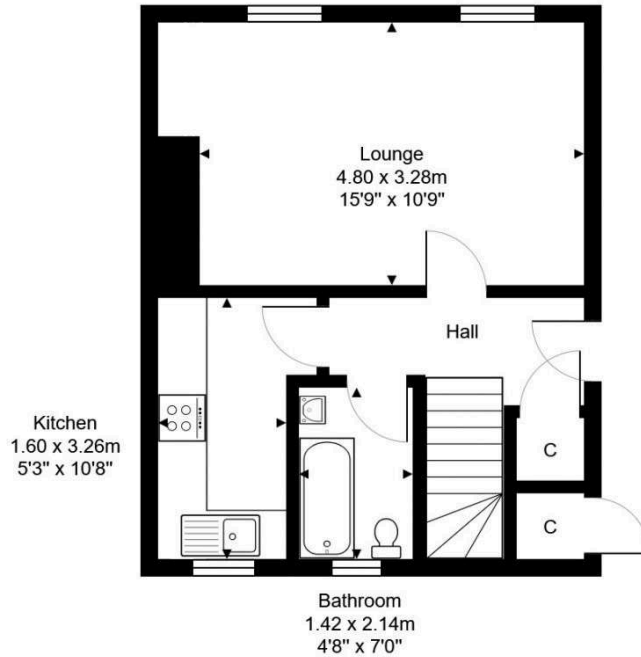
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



# 29 Newton Place, Rosyth, KY11 2LX

Total Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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