



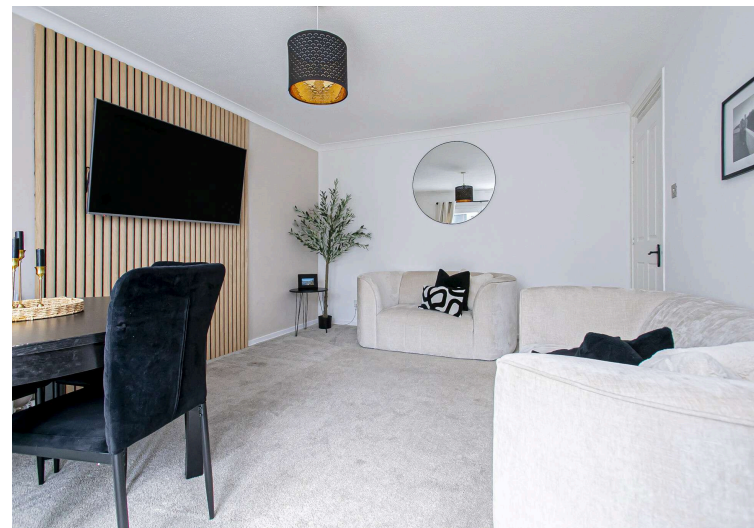
Morgans

PROPERTY

37 Carson Place, Rosyth, KY11 2SW

Offers Over £185,000





Three-bedroom end terraced home



Breakfasting kitchen



Spacious lounge



First floor bathroom



Conservatory to the rear



Detached garage and driveway



EPC Rating -



Council Tax Band -



Welcome

Excellent three-bedroom end terraced home offering superb and well-proportioned accommodation over two floors, extending to approximately 1,120 sq ft and suitable for a family or those requiring flexible living space. The ground floor provides a stylish lounge, a well-sized fitted breakfasting kitchen, a ground floor W.C., and a small office. Good storage throughout. A conservatory to the rear offers an additional reception space with access to the gardens. The first floor comprises three bedrooms and contemporary family bathroom. The second bedroom is particularly spacious and all three rooms are well proportioned for family use. Access to attic. The property further benefits from detached garage and double driveway with ample visitors parking. The gardens are well maintained with patio and decking area, an excellent home for entertaining. It is enclosed providing a child and pet safe environment. Situated in Rosyth, KY11 2SW, the property is conveniently placed for local schools, shops, and transport links including Rosyth railway station.





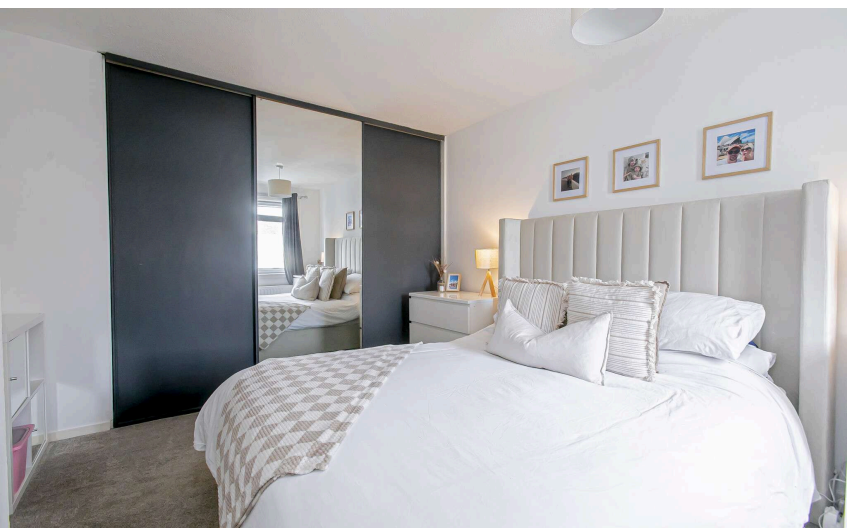
EXTRAS INC IN SALE / AGENTS NOTE

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.









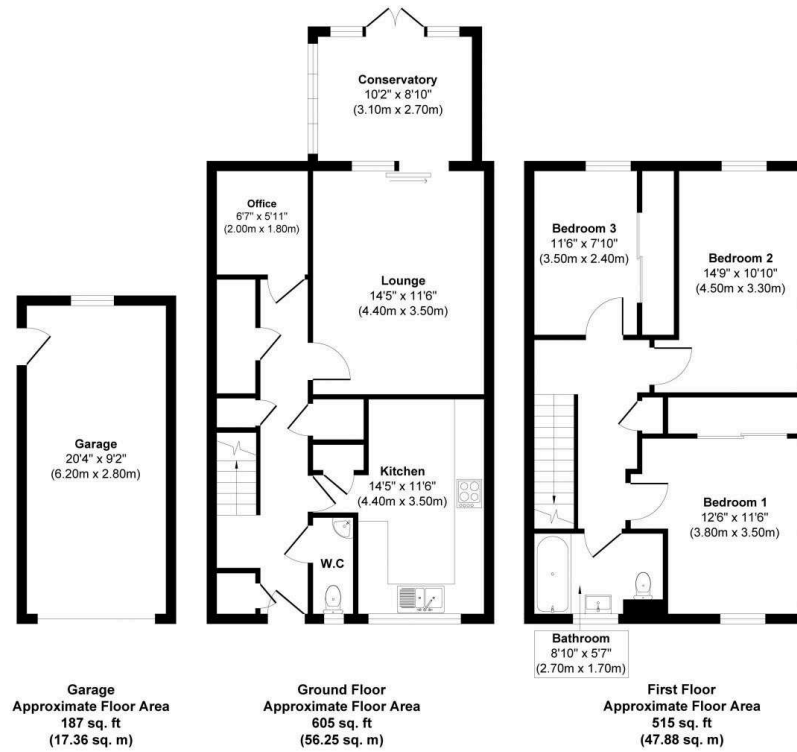
Rosyth

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.

Carson Place, Rosyth, KY11 2SW



Approx. Gross Internal Floor Area 1307 sq. ft / 121.49 sq. m
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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.