



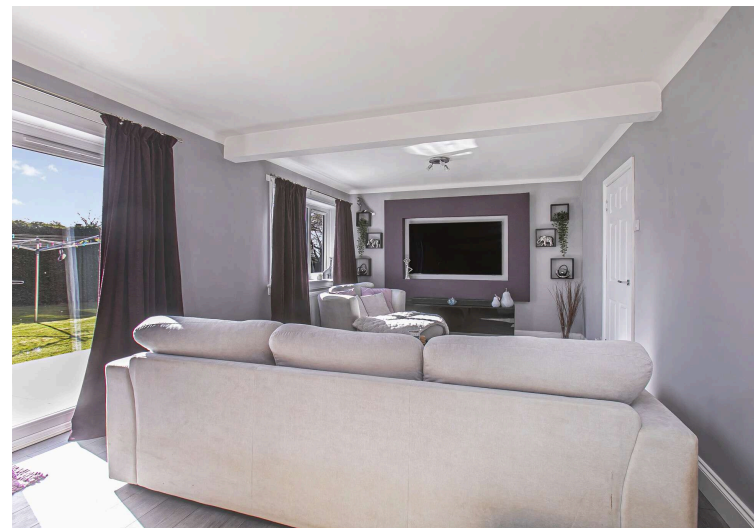
Morgans

PROPERTY

2 Laurel Road, Rosyth, KY11 2AB

Offers Over £310,000





Five-bedroom family home



Ground floor bedroom



Vast kitchen/dining room



Driveway several vehicles



Spacious dual-aspect living room



En suite to principal bedroom



EPC Rating -



Council Tax Band -



## Welcome

Rarely available in the market is this magnificent five-bedroom extended semi detached family home delivering exceptional space and flexibility across two well-planned floors, extending to approximately 1,593 sq ft. With a superb layout designed to accommodate the demands of modern family life, this impressive property is a rare find in the popular commuter town of Rosyth. This home is situated on an enviable corner plot with superb gardens which are fully enclosed providing a child and pet safe environment with landscaped patio, an excellent home for entertaining. The ground floor is particularly striking in its scale and versatility. A vast kitchen/dining room stretches the full depth of the rear of the property, creating a sensational open-plan hub for family life and entertaining. A large and characterful living room provides a welcoming retreat, while the two bedrooms — equally suited as home offices or hobby rooms — adds a level of flexibility rarely found in properties of this type. A utility room, W.C., and useful storage complete the ground floor accommodation. The first floor offers three further double bedrooms, including a generous principal bedroom with its own private en suite and dressingroom. A stylish family bathroom completes the upper floor. Every bedroom on this floor offers comfortable and versatile accommodation suitable for families of all sizes and stages. The corner plot benefits from a driveway with parking for several vehicles and ample visitors parking.

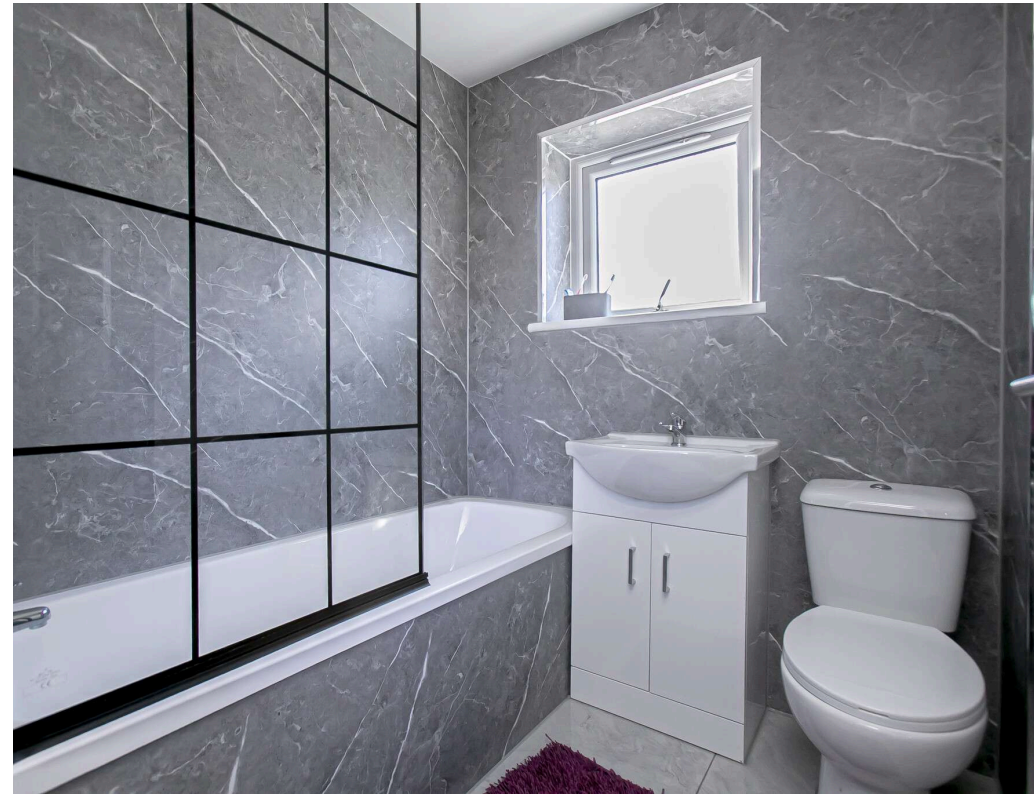


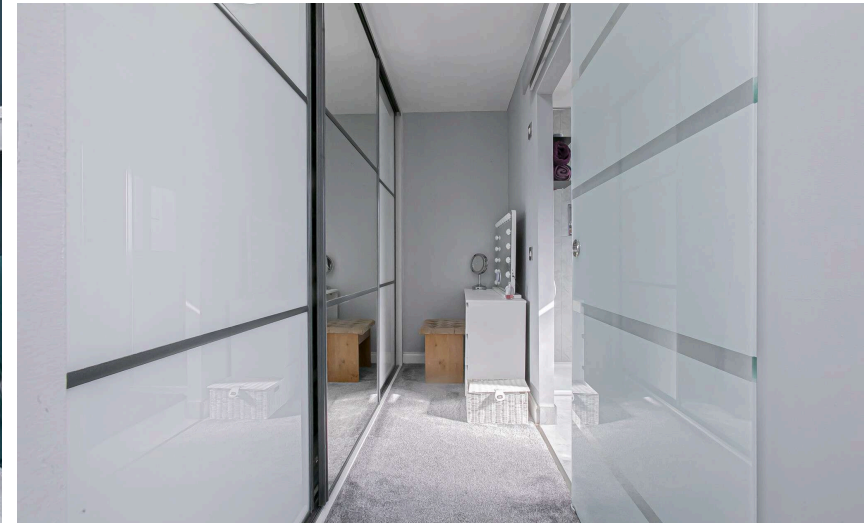


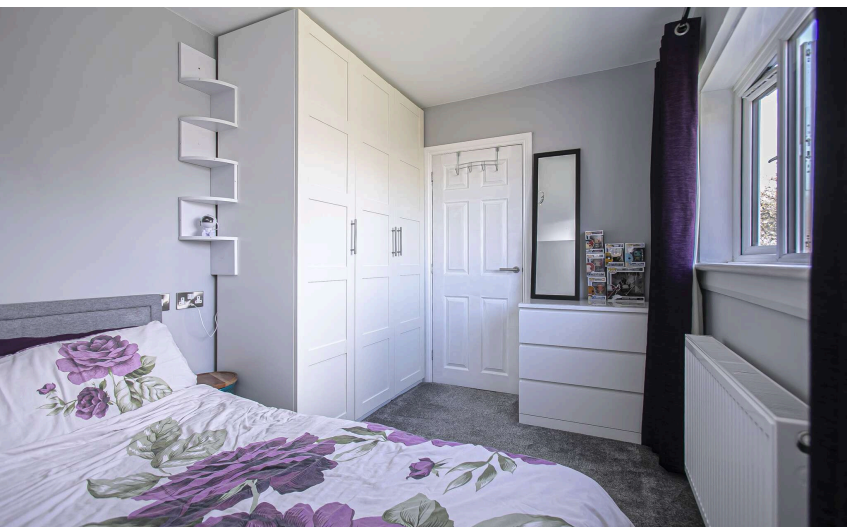
## **EXTRAS INC. IN SALE/AGENTS NOTE**

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.









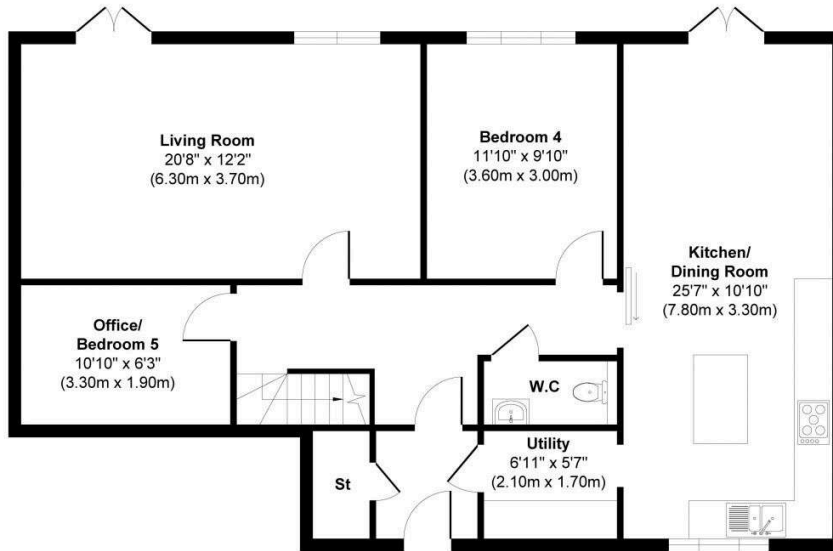
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The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

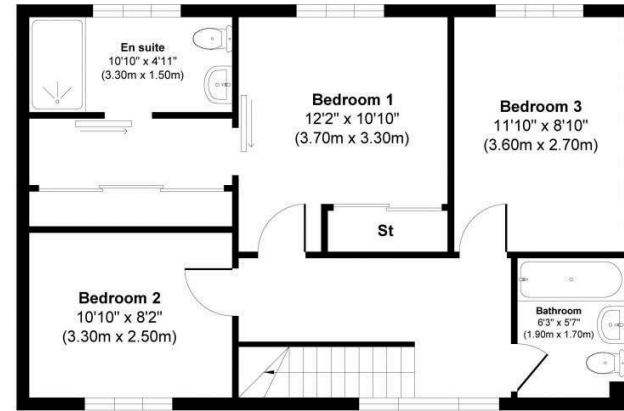
## Morgans Property Package

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.

# Laurel Road Rosyth, Rosyth, KY11 2AB



Ground Floor  
Approximate Floor Area  
986 sq. ft  
(91.56 sq. m)



First Floor  
Approximate Floor Area  
607 sq. ft  
(56.40 sq. m)

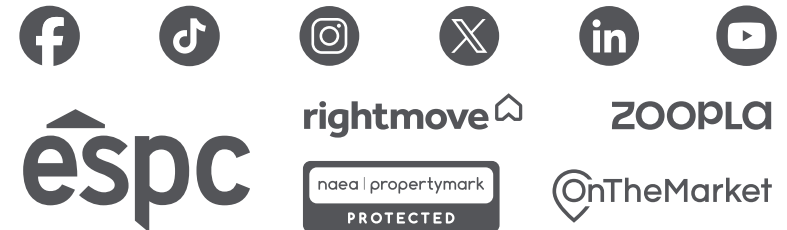


Approx. Gross Internal Floor Area 1593 sq. ft / 147.96 sq. m

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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.