



Morgans

PROPERTY

54 Backmarch Road, Rosyth, KY11 2RP

Offers Over £155,000





Three-bedroom terraced home



Built-in storage throughout



Fitted kitchen



Large living/dining room



Three first floor bedrooms



Ground floor wet room



EPC Rating -



Council Tax Band -



Welcome

This three-bedroom end terraced home offers practical accommodation over two floors, suitable for a first-time buyer, families or investors. The ground floor provides a large living/dining room, a fitted kitchen, and a wet room — an accessible alternative to a conventional shower room. The first floor comprises three bedrooms, two of which are good-sized doubles, with built-in storage on the landing. To the rear, a large timber outbuilding extending to approximately 157 sq ft provides useful additional storage or workshop space. There are well maintained gardens to the front, rear and side with the further benefit of a private driveway. Situated in Rosyth, the property is within easy reach of local schools, shops, and transport links including Rosyth railway station.

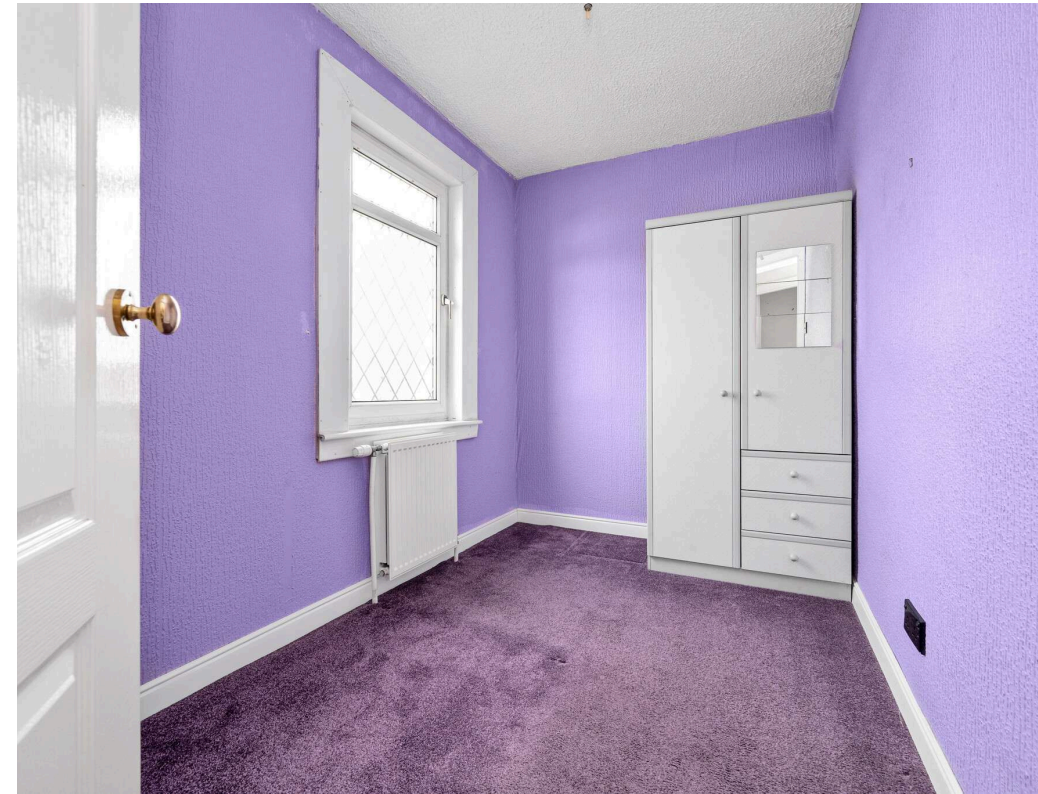




EXTRAS INC IN SALE / AGENTS NOTE

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





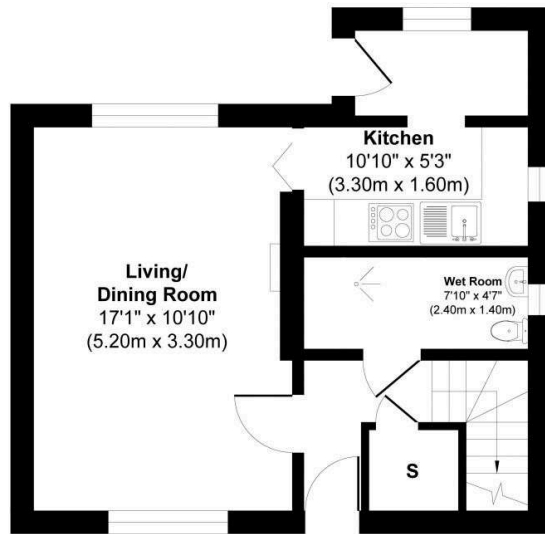
Rosyth

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.

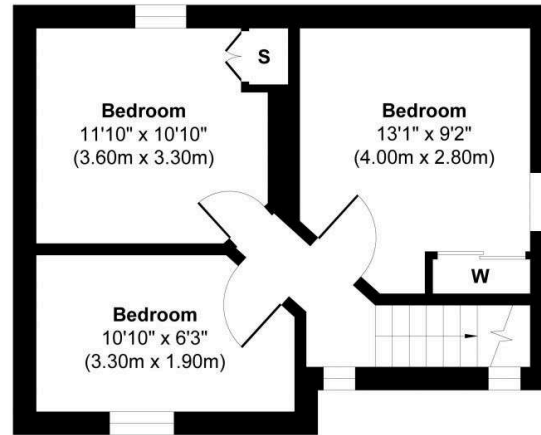
Morgans Property Package

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.

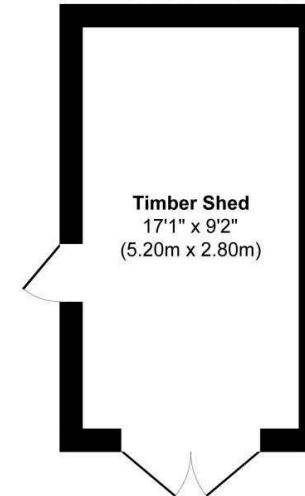




Ground Floor
 Approximate Floor Area
 373 sq. ft
 (34.62 sq. m)



First Floor
 Approximate Floor Area
 323 sq. ft
 (30.03 sq. m)



Outbuilding
 Approximate Floor Area
 157 sq. ft
 (14.56 sq. m)



Approx. Gross Internal Floor Area 853 sq. ft / 79.21 sq. m (Including Outbuilding)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed 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 upon its own inspection(s). Created by 9AM Media



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