



Morgans

PROPERTY

26/4 Kings Road, Rosyth, KY11 2SP

Offers Over £105,000





Three-bedroom flat



Kitchen



Spacious lounge



Three double bedrooms



Bathroom



Communal gardens



EPC Rating -



Council Tax Band -



## Welcome

This well presented three-bedroom flat offers well-proportioned and generously sized accommodation on a single level, extending to approximately 842 sq ft. Suitable for a family, house-share, or investor as would give a good annual yield. The property provides notably spacious living accommodation for a flat of this type. The accommodation comprises a spacious lounge, a fitted kitchen, three double bedrooms, and a bathroom with overhead shower. All three bedrooms are of a good double size, with storage provided to the hall and off the main bedroom. There are communal gardens to the rear and ample on street parking. Situated in Rosyth, KY11 2SP, the property is within easy reach of local schools, shops, and transport links including Rosyth railway station.





## **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.



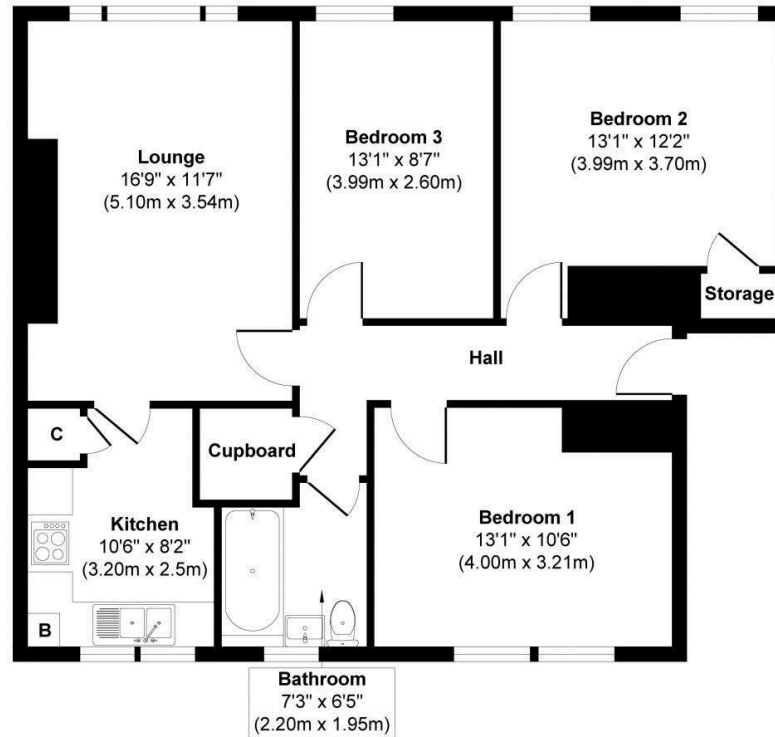


## Rosyth

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.



**Approximate Floor Area**  
842 sq. ft  
(78.24 sq. m)



**Approx. Gross Internal Floor Area 842 sq. ft / 78.24 sq. m**

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



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



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