



Morgans

PROPERTY

179 Park Road West, Rosyth, KY12 2SZ

Offers over £145,000





Two-bedroom terraced home



First floor shower room



Large lounge/dining room



Generous principal bedroom



Fitted kitchen



Built-in wardrobe storage



EPC Rating -



Council Tax Band -





Welcome

This two-bedroom terraced home offers well-proportioned accommodation over two floors in move in condition, suitable for a first-time buyer, couples or small families. The ground floor provides a spacious lounge/dining room extending to nearly 19 feet, fitted kitchen and a storage cupboard. The first floor comprises two bedrooms and a shower room. The principal bedroom is a generous double with built-in wardrobe storage, and the second bedroom is also a comfortable double. The property further benefits from a private well maintained garden to the rear. Situated in Rosyth, the property is within easy reach of local schools, shops, and transport links including Rosyth railway station.



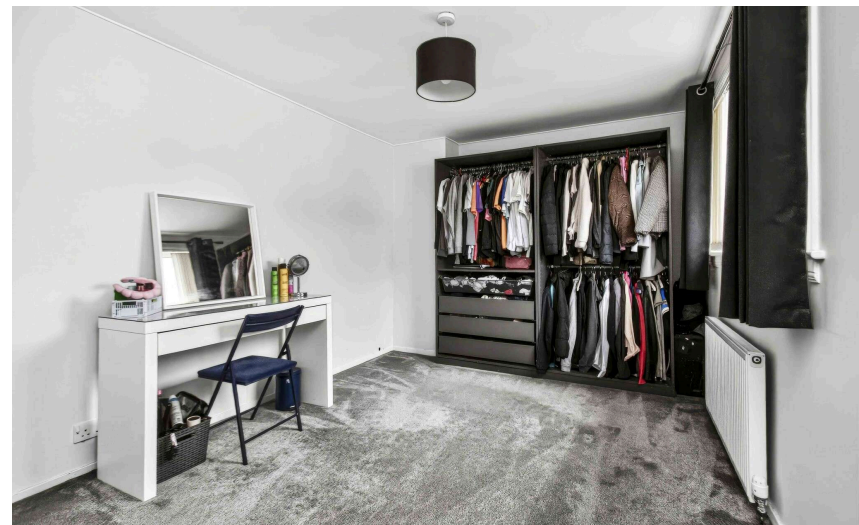


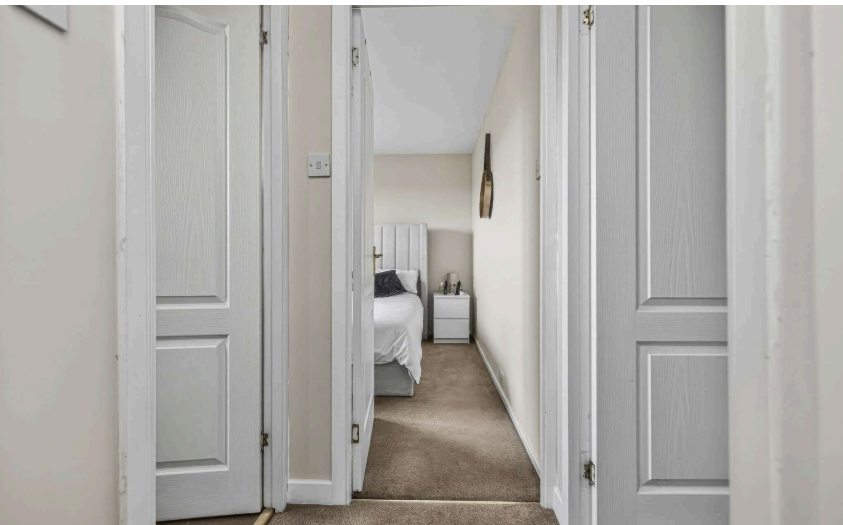
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances, fridge, washing machine and wardrobes. Further items of furniture can be negotiated.

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.









Dunfermline

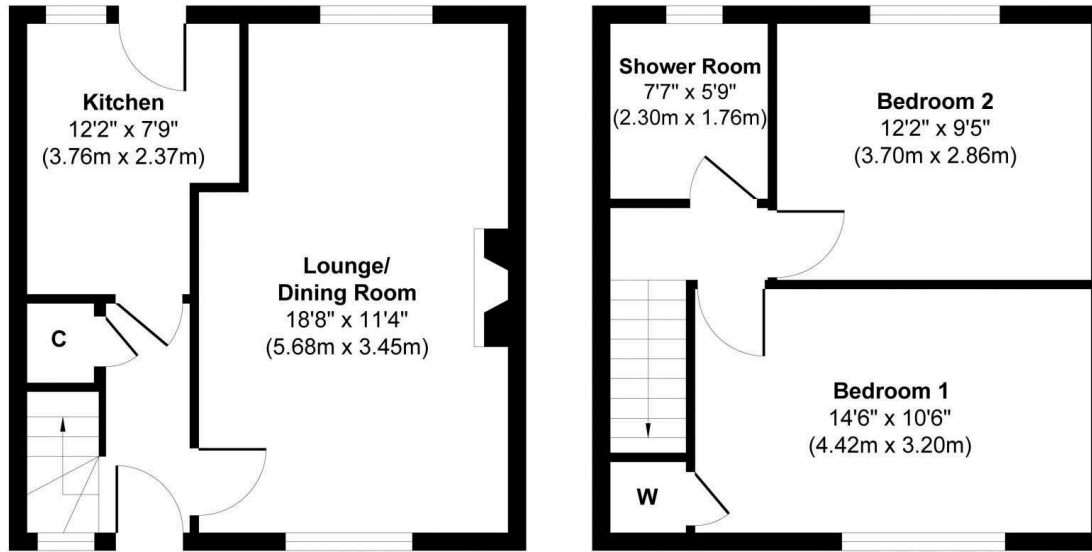
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.



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Ground Floor
Approximate Floor Area
328 sq. ft
(30.47 sq. m)

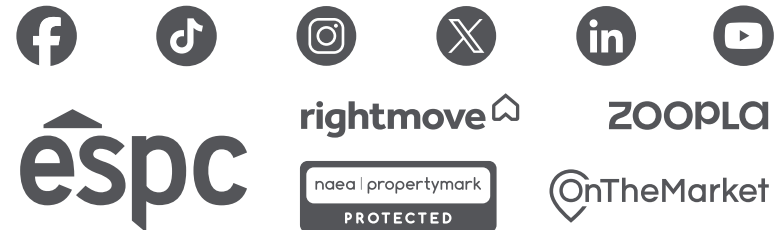
First Floor
Approximate Floor Area
328 sq. ft
(30.47 sq. m)



Approx. Gross Internal Floor Area 656 sq. ft / 60.94 sq. m
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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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.