



Morgans

PROPERTY

24 King's Road, Rosyth, KY11 2SP

Offers Over £160,000





Three-bedroom terraced home



Ground floor bathroom



Lounge/dining room



Three first floor bedrooms



Large fitted kitchen



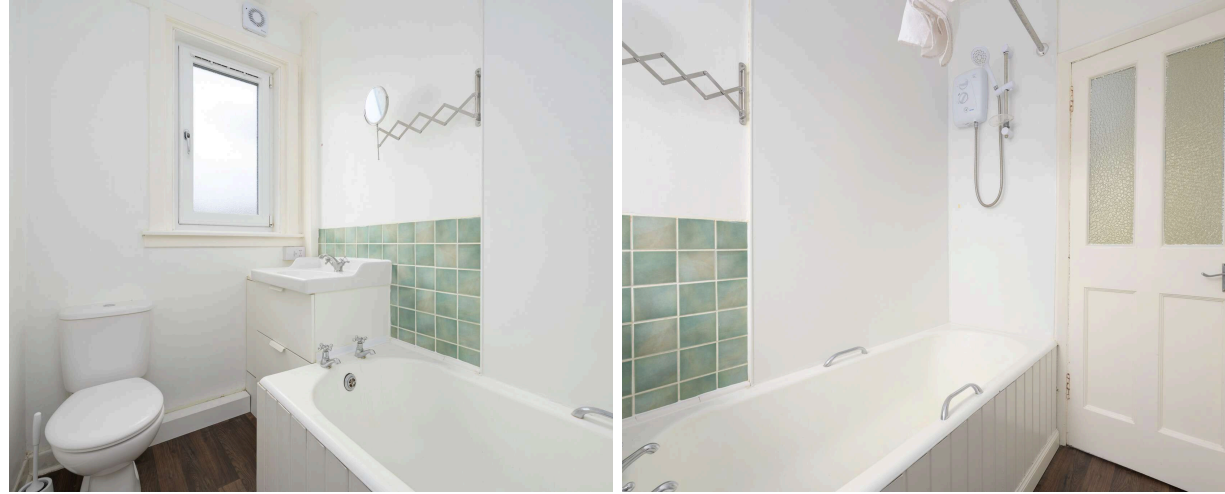
Built-in storage throughout



EPC Rating -



Council Tax Band -



## Welcome

This three-bedroom terraced home offers well-proportioned accommodation over two floors, suitable for a family or first-time buyer. The ground floor provides a lounge/dining room, a fitted kitchen and a bathroom - a practical layout conveniently located on the lower level. Storage cupboards are provided in both the hall and off the kitchen area. The first floor comprises three bedrooms, all of a comfortable size. The principal bedroom is particularly generous, and one of the further bedrooms also benefits from built-in storage. Situated in Rosyth the property is within easy reach of local schools, shops, and transport links including Rosyth railway station. The property further benefits from private driveway at the front and gardens to the rear.



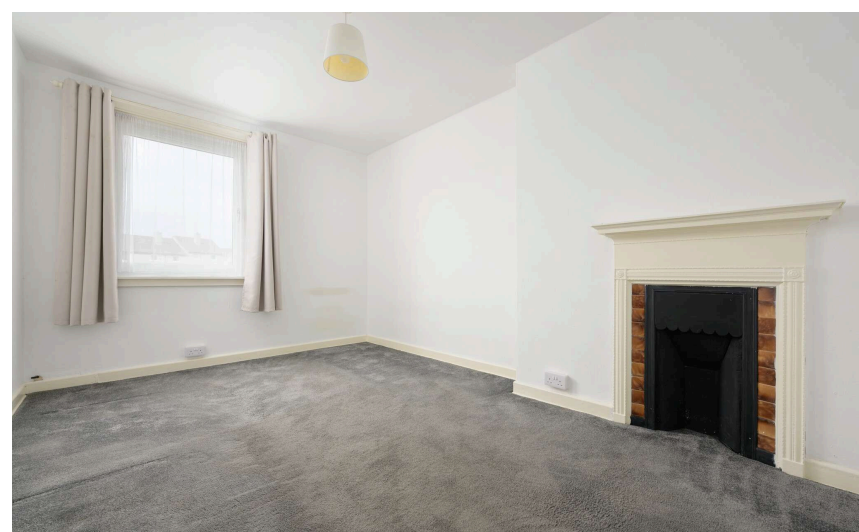


### **EXTRAS INC IN SALE / AGENTS NOTE**

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.



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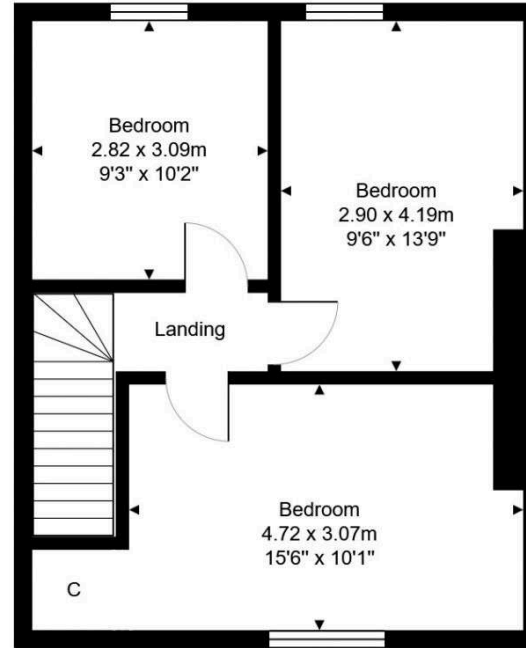
Total Area: 86.6 m<sup>2</sup> ... 932 ft<sup>2</sup>



All measurements are approximate and for display purposes only



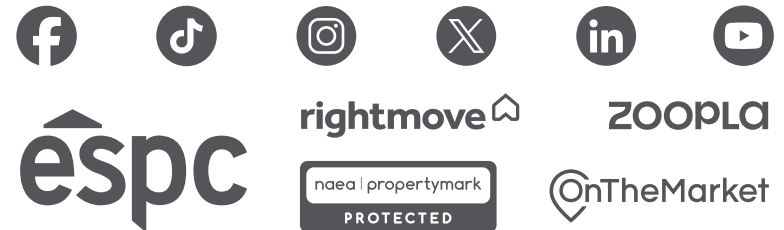
Ground Floor



1st Floor



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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.