



Morgans

PROPERTY

35 McGrigor Road, Rosyth, KY11 2AE

Offers Over £110,000





Ent Hallway



Two Bedrooms



Lounge



Bathroom



Kitchen



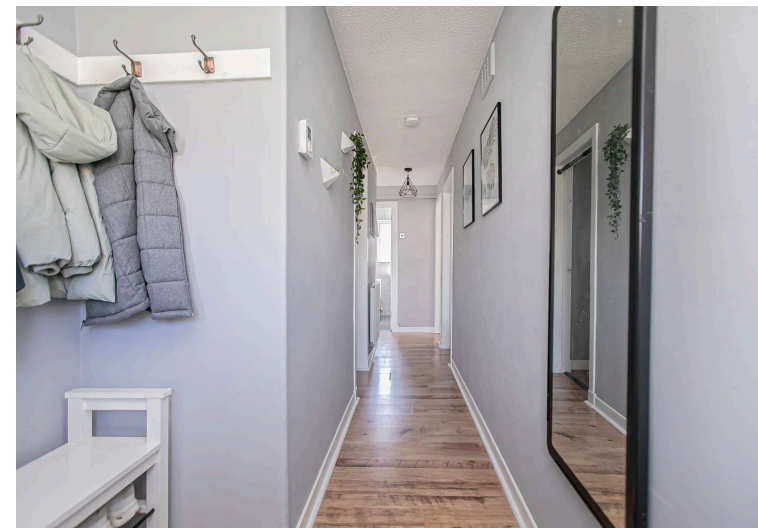
Garden



EPC Rating -



Council Tax Band -





## Welcome

A well-presented and generously proportioned two-bedroom ground-floor flat offering comfortable single-level accommodation in a convenient area of Rosyth. With impressively sized rooms throughout and a practical layout, this property is an ideal choice for first-time buyers, downsizers, or investors. The accommodation features a bright and spacious 15-foot lounge/diner — a comfortable and well-proportioned everyday living space — alongside a separate kitchen with ample storage and worktop space. A family bathroom with bath, WC, and wash hand basin completes the core accommodation. Two generous double bedrooms provide excellent sleeping accommodation. The principal bedroom is a particularly impressive room extending to over 12 feet in both directions, whilst the second bedroom is equally well-sized at over 12 feet — both offering outstanding proportions for a flat of this type. The property further benefits from private well maintained gardens to the front and rear.

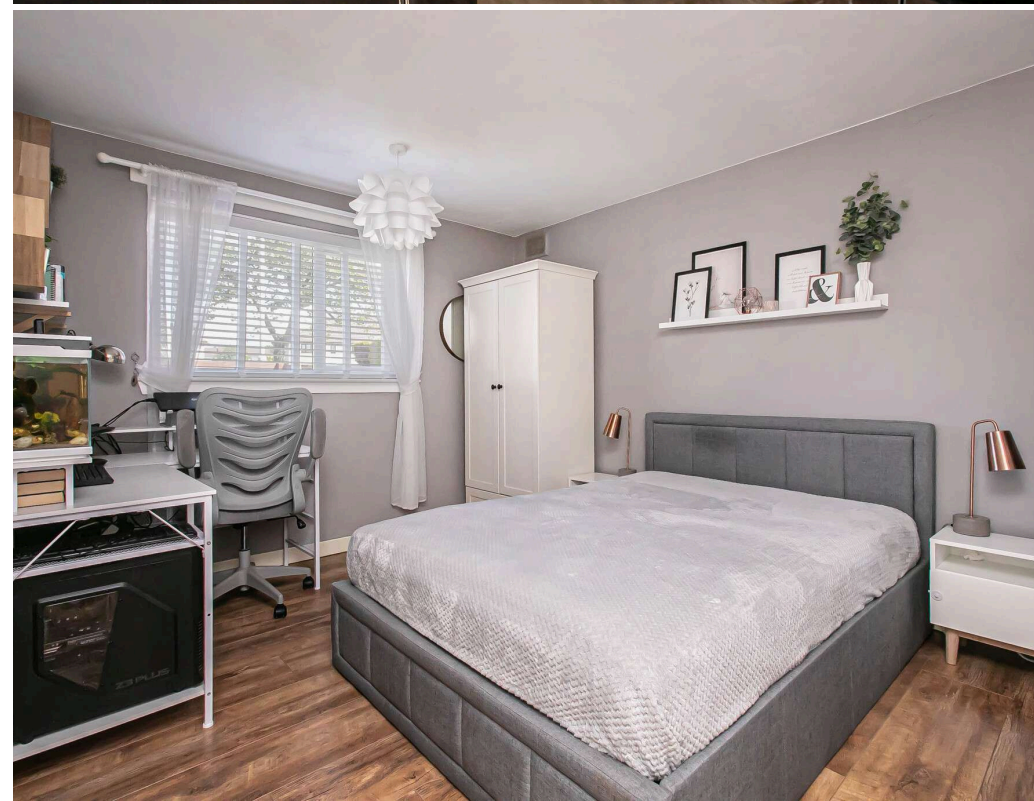




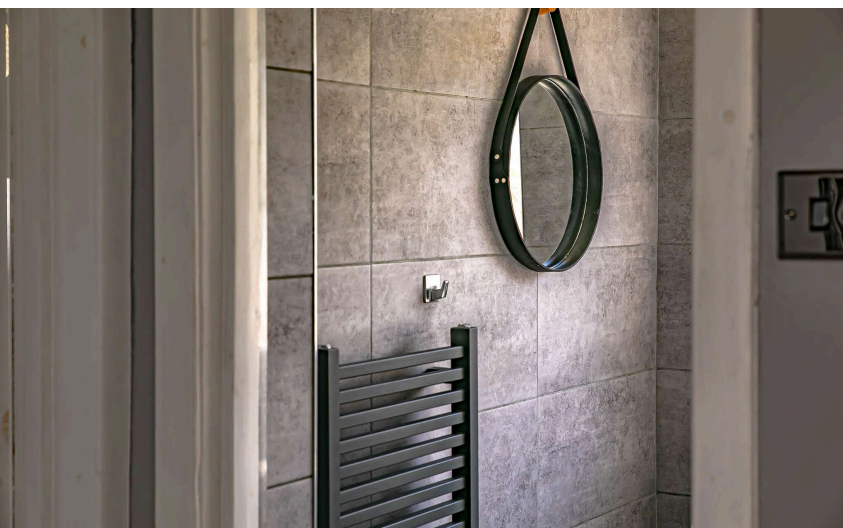
## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with appliances. All or selected furniture and appliances like a fridge, washing machine, tumble dryer can be available if wanted.

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.









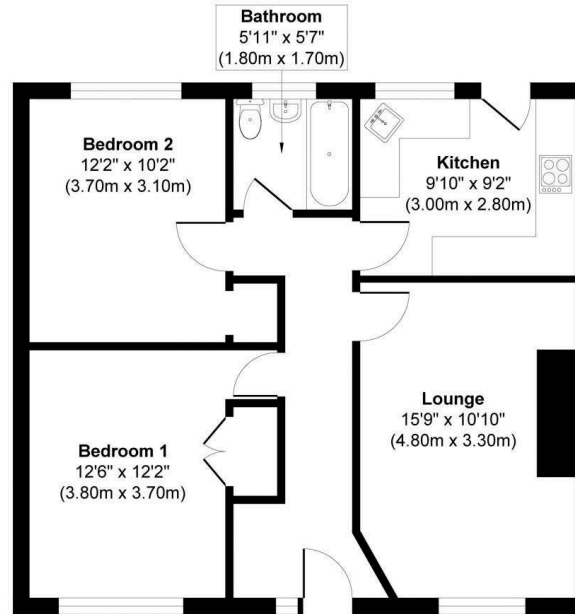
## Rosyth

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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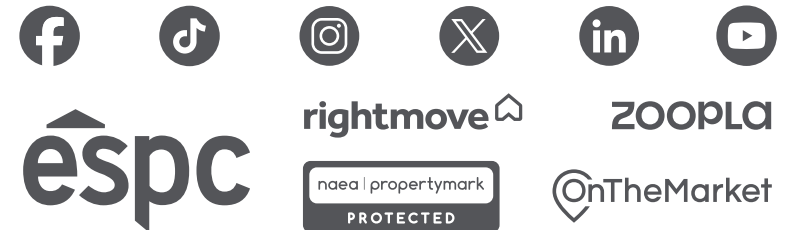
Approximate Floor Area  
679 sq. ft  
(63.10 sq. m)



Approx. Gross Internal Floor Area 679 sq. ft / 63.10 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.