



Morgans

PROPERTY

3 Sherbrooke Road, Rosyth, KY11 2YP

Offers Over £155,000



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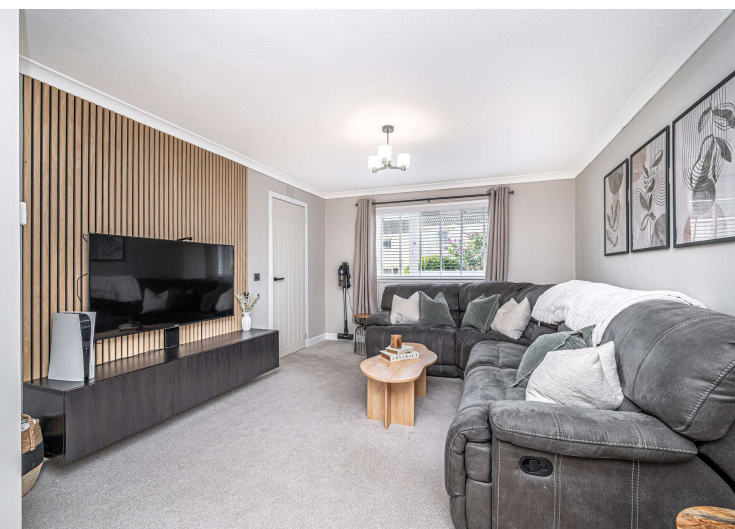


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Spacious terraced home



Two double bedrooms with wardrobes



Living room & separate dining area



Family bathroom



Separate kitchen



Plentiful built-in storage



EPC Rating -



Council Tax Band -





Welcome

A deceptively spacious two-bedroom terraced home offering over 800 square feet of well-balanced accommodation across two floors in a convenient area of Rosyth. Nicely tucked away with the estate this home has distinct living and dining spaces, generous bedrooms, and an abundance of built-in storage, this property punches well above its weight and is an excellent choice for first-time buyers, young couples, or investors. The ground floor features a comfortable 12-foot living room alongside a separate dining area and a well-fitted kitchen — providing distinct everyday living spaces that give the property a real sense of flexibility. A ground-floor store cupboard adds practical appeal. Upstairs, two well-proportioned double bedrooms are served by a family bathroom. The principal bedroom extends to over 14 feet and benefits from a built-in wardrobe, whilst the second bedroom also has its own built-in wardrobe. Multiple store cupboards on the upper landing ensure storage is plentiful throughout. There are easy to maintain gardens to the front and rear with Car Port and spaces for visitors on street.





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





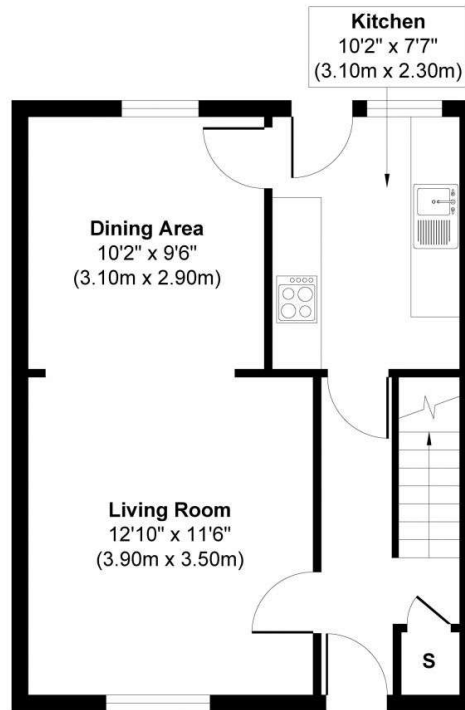
Rosyth

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.

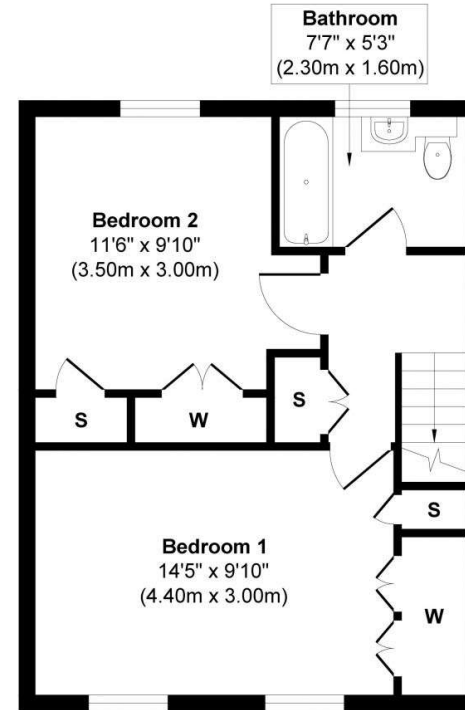
Morgans Property Package

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
405 sq. ft
(37.63 sq. m)



First Floor
Approximate Floor Area
405 sq. ft
(37.63 sq. m)



Approx. Gross Internal Floor Area 810 sq. ft / 75.26 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



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