



Morgans

PROPERTY

11 Wemyss Court, Rosyth, KY11 2LL

Offers Over £99,950



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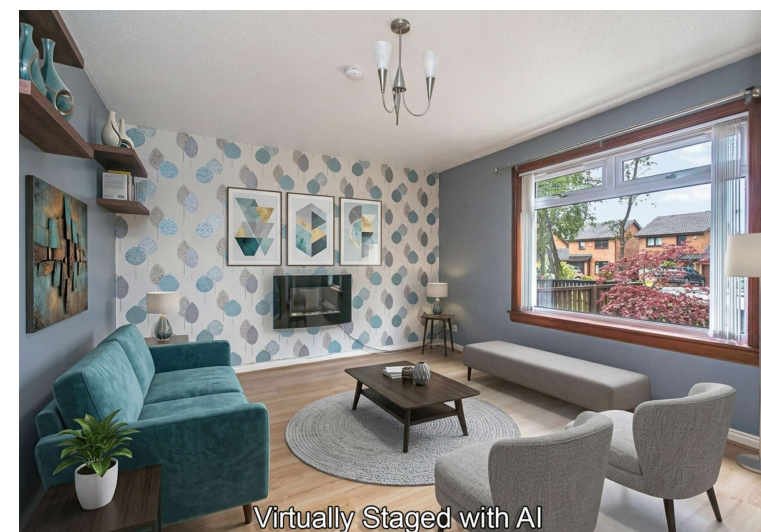


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Ground floor one-bedroom flat



Generous double bedroom



Bright and spacious living room



Contemporary wet room



Separate kitchen



Accessible, step-free wet room



EPC Rating -

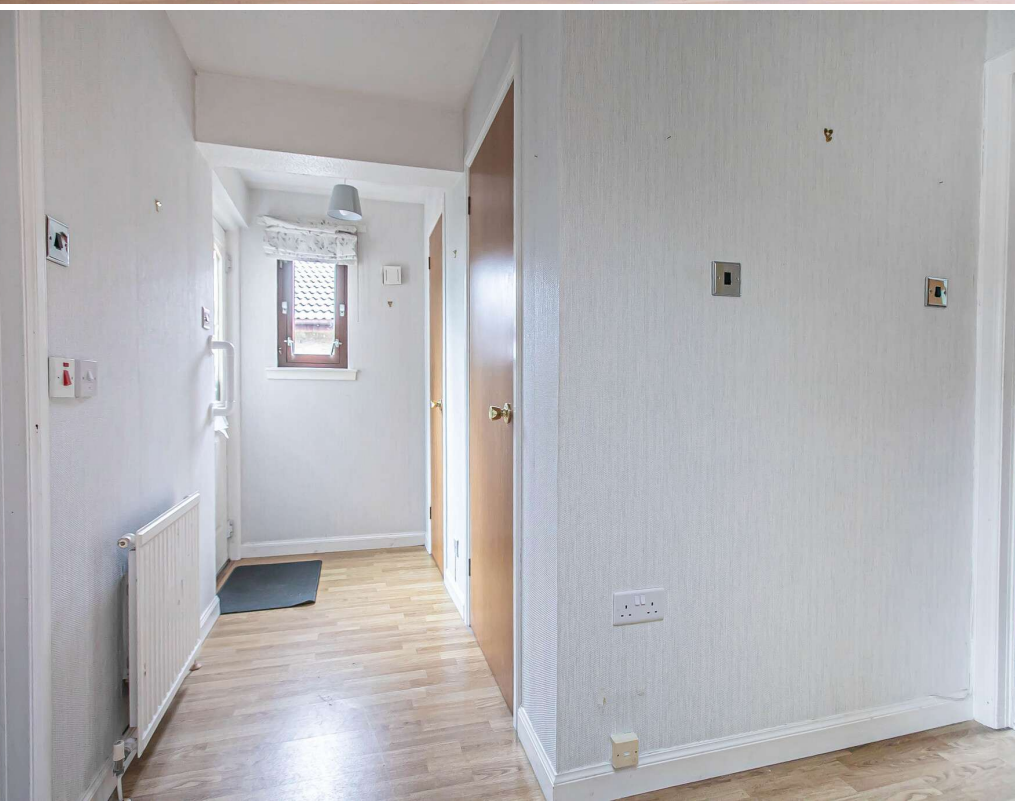


Council Tax Band -



Welcome

A well-presented and generously proportioned one-bedroom garden flat set within a quiet cul-de-sac setting in popular area of Rosyth within easy reach of the local railway station. It offers comfortable and practical single-level accommodation, this property is ideally suited to first-time buyers, those seeking an accessible home, or investors looking for a quality letting opportunity. The accommodation is well laid out, featuring a bright and spacious living room of good proportions — a comfortable and versatile everyday space. The separate kitchen is neatly fitted with ample storage and worktop space for daily use. A generously proportioned double bedroom and a contemporary wet room — offering accessible, step-free showering — complete the accommodation. The well stocked gardens are to the front and side with a shared chipped section/drying green. The first shed belongs to no 11. There is private residents parking adjacent and ample visitor spaces.





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.









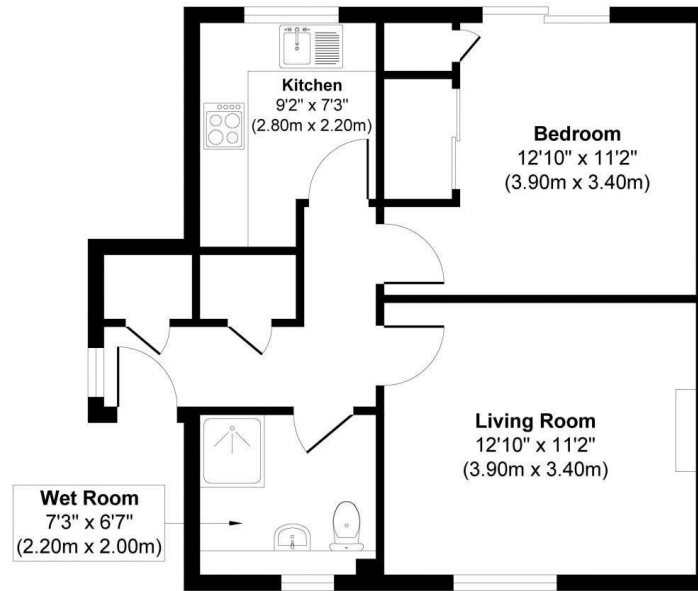
Rosyth

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.

Wemyss Court, Rosyth, KY11 2LL



Approximate Floor Area
485 sq. ft
(45.06 sq. m)



Approx. Gross Internal Floor Area 485 sq. ft / 45.06 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.