



Morgans

PROPERTY

60 Woodside Avenue, Rosyth, KY11 2LA

Offers Over £155,000



3



1



1





Generous detached bungalow



Three bedrooms



Bright 17ft lounge



Family bathroom



Kitchen & separate utility room



Detached garage and driveway



EPC Rating -



Council Tax Band -



Welcome

SOLD AS SEEN. An appealing three-bedroom detached bungalow offering over 900 square feet of comfortable single-level accommodation, complemented by a detached garage, in a popular area of Rosyth within walking distance of rail halt and all local amenities and schooling. With step-free living throughout, a utility room, and plentiful built-in storage, this property is a great choice for families, downsizers, or anyone seeking an easy-living home with excellent outdoor facilities. The accommodation require upgrading and features a bright 17-foot lounge — a well-proportioned reception space — alongside a fitted kitchen with a separate utility room. Multiple built-in cupboards off the hallway ensure storage is never in short supply. A family bathroom completes the core living accommodation. Three bedrooms provide flexible sleeping accommodation. The principal bedroom is a generous room extending to almost 14 feet, with a second bedroom of good size at over 13 feet. Both benefit from built-in cupboard storage, whilst a third bedroom offers a versatile additional room. A standout feature is the large detached garage — an impressive 16 feet by almost 19 feet — offering outstanding potential for double parking, a workshop, hobby space, or significant storage. The gardens and grounds are on an enviable plot providing a child and pet safe environment.





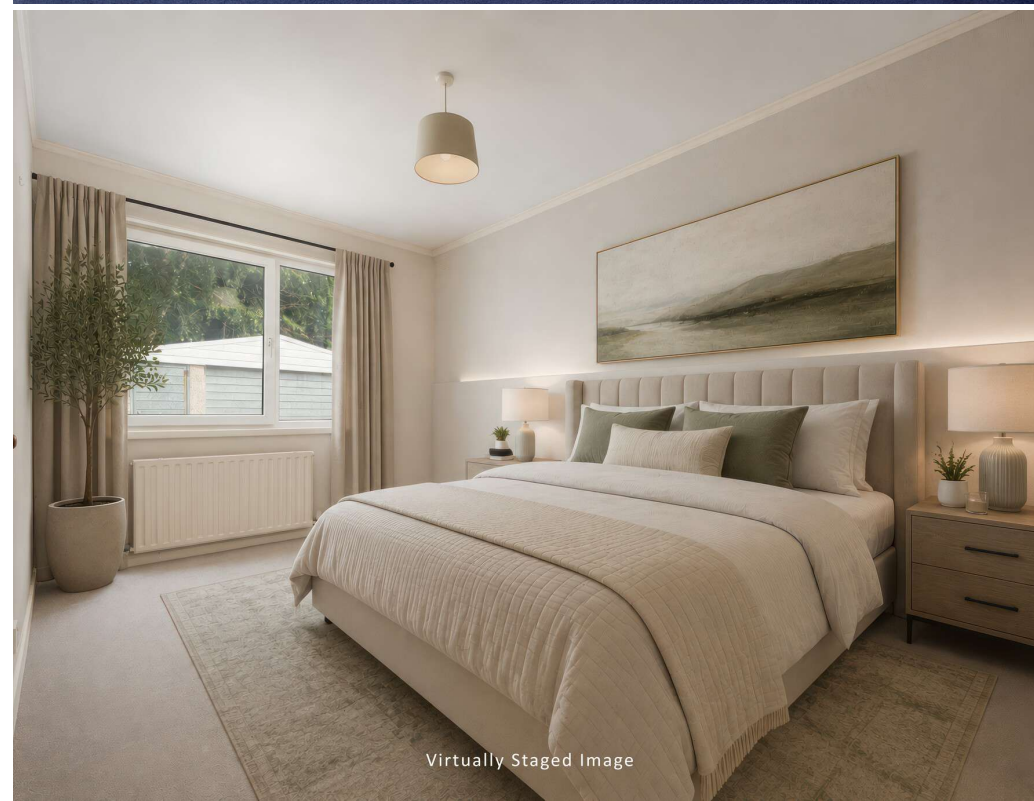
EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, bathroom and light fittings together with integrated appliances.

The subjects are of non-traditional "Dorran" concrete panel construction, and, as such, were classified as defective under Part 14 of the Housing (Scotland) Act 1987. Although the defective designation for this type of construction has since been removed, they may still not provide suitable security for normal mortgage purposes. Saleability will therefore likely be restricted, and may be limited to cash purchasers only. Your Legal/Financial Adviser should make appropriate enquires in this regard prior to purchase. Please see Home Report also.

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

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.



Virtually Staged Image







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.

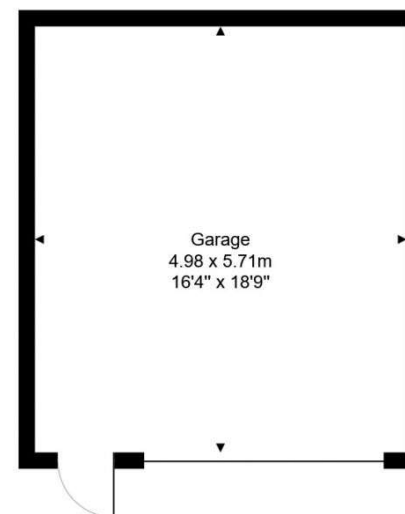
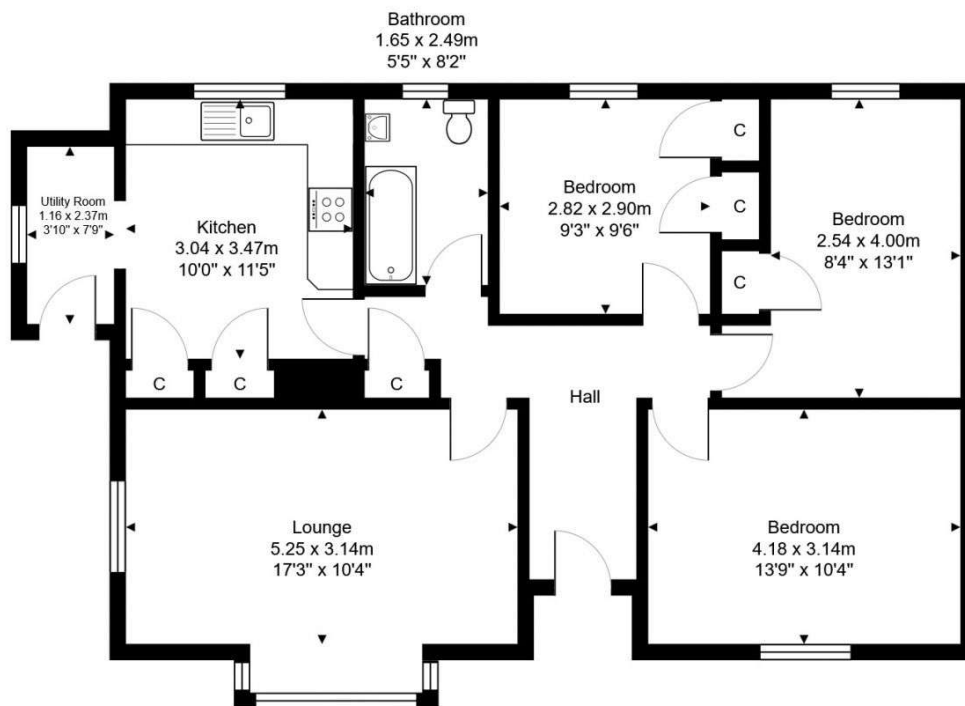


60 Woodside Avenue, Rosyth, KY11 2LA



Total Area: 84.7 m² ... 912 ft² (excluding garage)

All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



rightmove

ZOOPLA



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.