



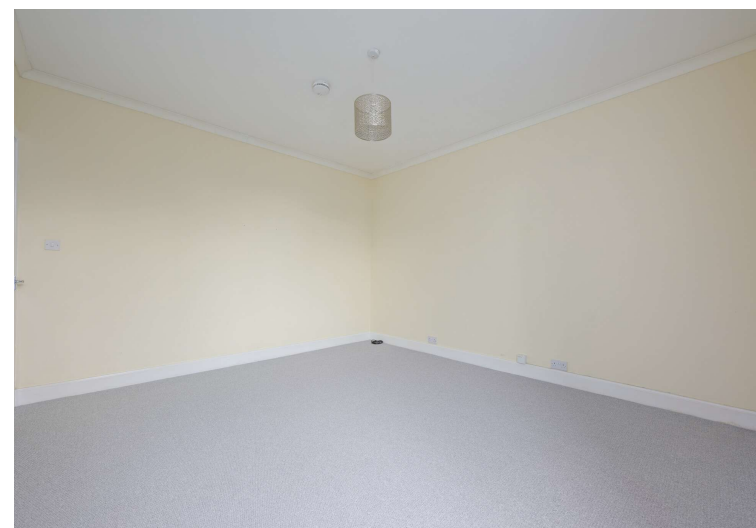
Morgans

PROPERTY

Flat 1 111 Queensferry Road, Dunfermline, KY11 2PS

Offers Over £99,950





Spacious first-floor flat



Bright 14ft lounge



Fitted kitchen



EPC Rating -



Two bedrooms, one an impressive 16ft



Built-in wardrobe storage



Bathroom



Council Tax Band -





Welcome

This spacious two-bedroom flat offers 709 square feet of well-arranged accommodation on the first floor in Rosyth. A welcoming hallway with a handy storage cupboard links all the principal rooms. The lounge is bright and well-proportioned at over 14 feet in length, offering plenty of space for both relaxing and entertaining, with the fitted kitchen and useful store cupboard sitting just off it. Both bedrooms are generously sized, with the principal bedroom being an impressive 16 feet in length, and the second bedroom benefiting from a built-in wardrobe. The bathroom is fitted with a bath and modern suite. Located in Rosyth, the property is well placed for local amenities, schools, and transport links, including nearby rail connections to Edinburgh, making it a great option for first-time buyers or investors.





EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with 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

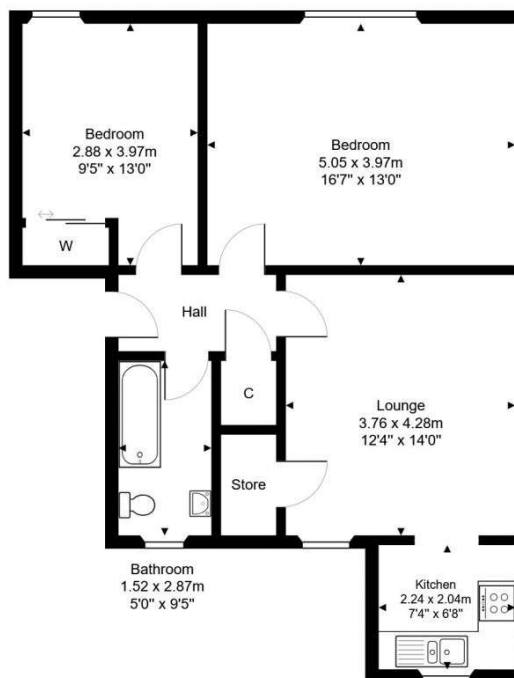
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Flat 1, 111 Queensferry Road, Rosyth, KY11 2PS

Total Area: 65.9 m² ... 709 ft²

All measurements are approximate and for display purposes only



1st 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.