



Morgans

PROPERTY

45 McGrigor Road, Rosyth, KY11 2AE

Offers Over £109,950



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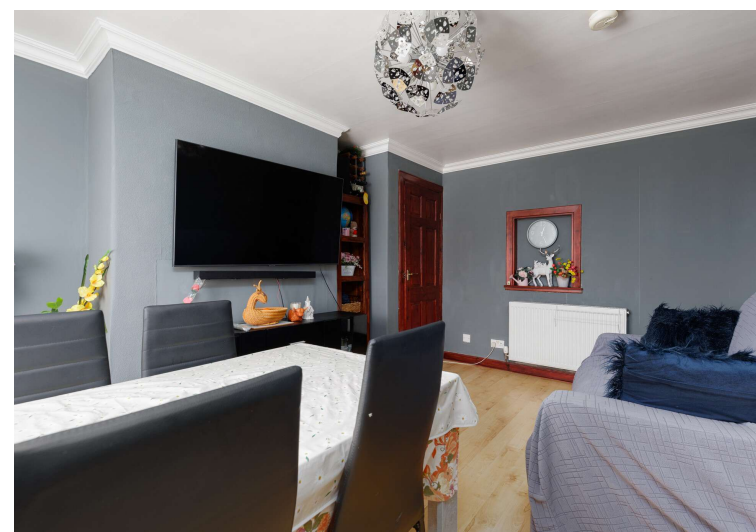


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Well-proportioned single-level home



Two generous double bedrooms



Superb 15ft lounge



Built-in wardrobe storage



Fitted 11ft kitchen



Bathroom



EPC Rating -



Council Tax Band -



Welcome

This well-proportioned two-bedroom ground floor apartment offers 670 square feet of comfortable single-level living in Rosyth. A central hallway with a storage cupboard links all the principal rooms. The lounge is a real highlight, extending to over 15 feet in length and offering excellent flexibility for both relaxing and entertaining. The kitchen is fitted with a good range of units and space for freestanding appliances. Both bedrooms are generously sized doubles, with one benefiting from a built-in wardrobe. The bathroom is fitted with a bath and modern suite. There are well maintained and private gardens to the front and rear providing a child and pet safe environment within this cul-de-sac.





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.

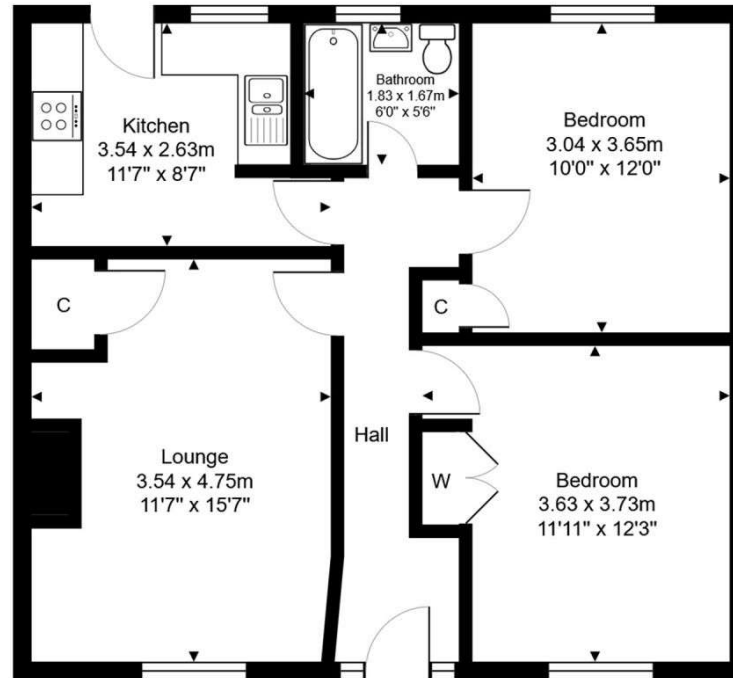


45 Mcgrigor Road, Rosyth, KY11 2AE



Total Area: 62.2 m² ... 670 ft²

All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY

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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.