



Morgans

PROPERTY

8 Caledonia Court, Rosyth, KY11 2ZJ

Fixed Price £278,000



5



1



1



B



Impressive three-storey townhouse



Five bedrooms with master en suite



Vast 18ft living/dining room



Family bathroom plus downstairs WC



16ft kitchen



Utility room and ground-floor storage



EPC Rating - B



Council Tax Band - F





Welcome

This impressive five-bedroom townhouse offers over 1,800 square feet of accommodation arranged across three floors in Rosyth, together with an integral garage/storage area. The ground floor provides a well-proportioned bedroom, a utility room, further storage, and a downstairs WC, offering excellent flexibility for a growing family, home working, or multi-generational living. The first floor is home to the impressive open living space, comprising a substantial 16-foot kitchen and a vast 18-foot living/dining room, along with a further bedroom ideal as a study or nursery. The second floor houses three further bedrooms, including the principal bedroom with its own private en suite, all served by a well-appointed family bathroom. Numerous built-in wardrobes provide excellent storage throughout. There are beautifully maintained private and enclosed gardens to rear with driveway and ample visitors parking.

Located in Rosyth, the property is well placed for local amenities, schools, and transport links, including nearby rail connections to Edinburgh, making it an outstanding choice for larger or growing families.





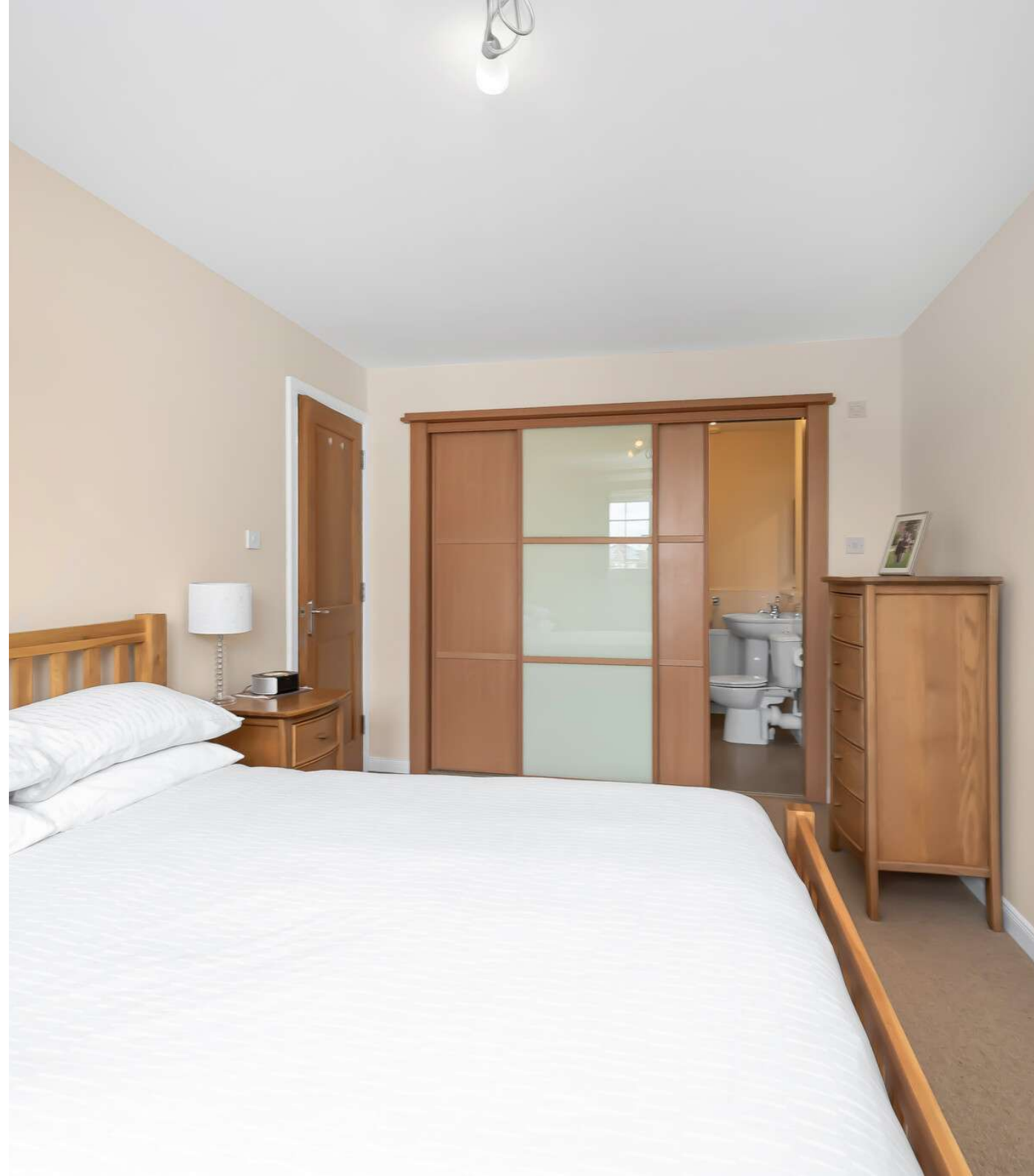
EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings, excluding light fittings that are in the hallways, bedrooms 1 and 3, and also the living room / dining area. these will be replaced with standard light pendants. Together with integrated 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.









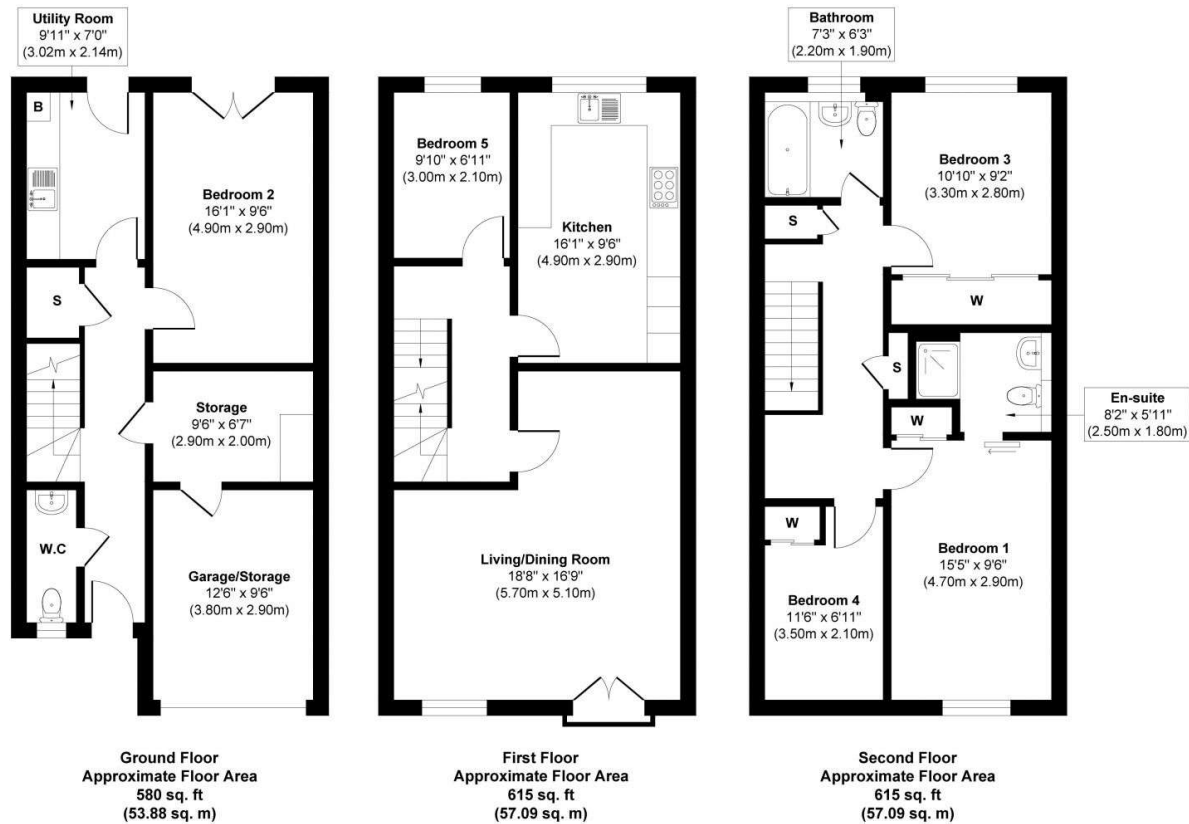
Rosyth

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.





Approx. Gross Internal Floor Area 1810 sq. ft / 168.06 sq. m (Including Garage)

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



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