



Morgans

PROPERTY

62 Middlebank Street, Rosyth, KY11 2NY

Offers Over £160,000



2



1



1





Stunning two-bedroom home



Stylish shower room



Comfortable living room



Two double bedrooms



Modern dining kitchen



Private gardens



EPC Rating -



Council Tax Band -



Welcome

This stunning two-bedroom terraced home offers comfortable, well-planned accommodation across two floors, in a popular part of Rosyth. It is offered in move in condition. The ground floor is home to a bright dining kitchen, fitted with a good range of units and offering space for both cooking and dining, along with a comfortable living room providing excellent space to relax and entertain. Stairs lead up to the first floor, where two double bedrooms are found, both offering comfortable dimensions for a range of furniture layouts. A modern shower room, fitted with a three-piece suite, completes the accommodation. There is a driveway to front and ample on street parking. The gardens are well maintained and provide a child and pet safe environment with seating and patio areas, an idyllic haven. Situated on Middlebank Street, the property is well placed for local shops, schools, and transport links, making it a strong option for first-time buyers or investors.





EXTRAS INC IN SALE / AGENTS NOTE

All blinds and ceiling light fittings are included in the sale. The induction hob, oven and dishwasher are also included, all supplied by Howdens with an extended warranty until March 2027 (certificates available). The washer/dryer and fridge/freezer are not included but may be available by separate negotiation. Please note the wall lights in the hallway and the LED mist-free mirror in the bathroom are excluded from the sale.

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

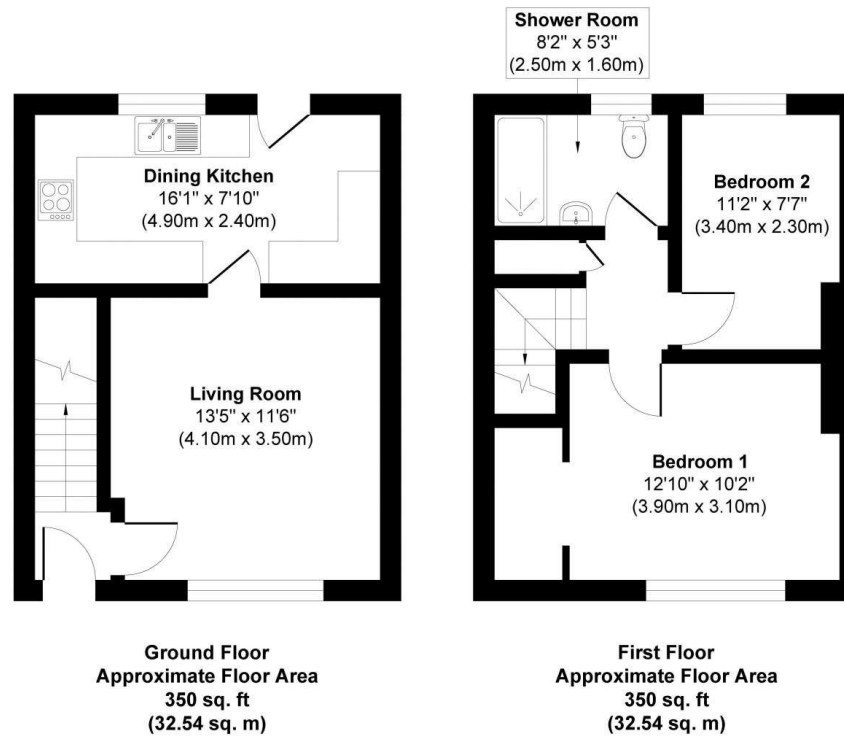
Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway 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.



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Approx. Gross Internal Floor Area 700 sq. ft / 65.08 sq. m

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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.