



Morgans

PROPERTY

146 Forker Avenue, Rosyth, KY11 2UG

Offers Over £115,000



2



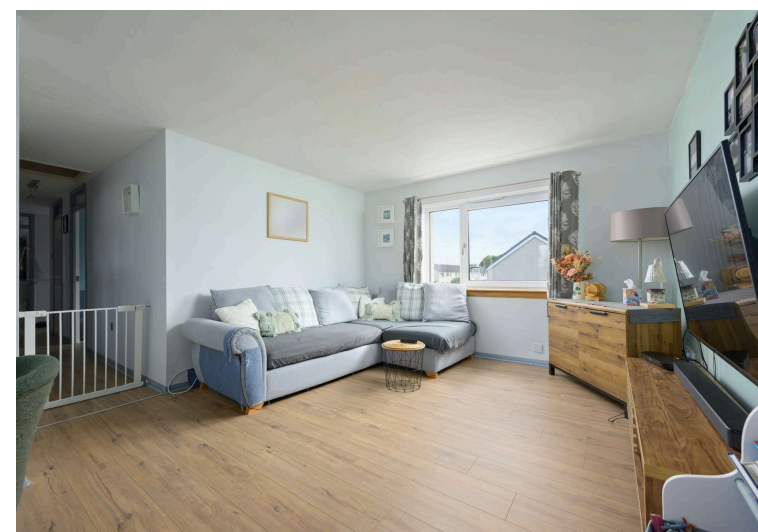
1



1



C



Spacious first floor flat



Fitted kitchen with hob and sink



Bright lounge/dining room



Family bathroom with bath



Two generous double bedrooms



Handy internal storage room



EPC Rating - C



Council Tax Band - B



Welcome

This well-presented first floor flat at 146 Forker Avenue offers spacious, versatile accommodation in a popular Rosyth location. Extending to approximately 787 square feet, the home is ideal for first time buyers, downsizers, or investors alike. A private entrance leads into a welcoming hallway, with useful storage cupboards and a dedicated store room keeping the home clutter-free. The generous lounge/dining room offers a bright, flexible space for both relaxing and entertaining, while the fitted kitchen provides ample worktop and storage space with room for freestanding appliances. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a built-in wardrobe. The family bathroom is fitted with a bath, WC, and wash hand basin. There is communal drying green to the rear, located in Rosyth, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for first time buyers or those looking to downsize.





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

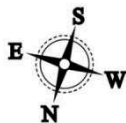
Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway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



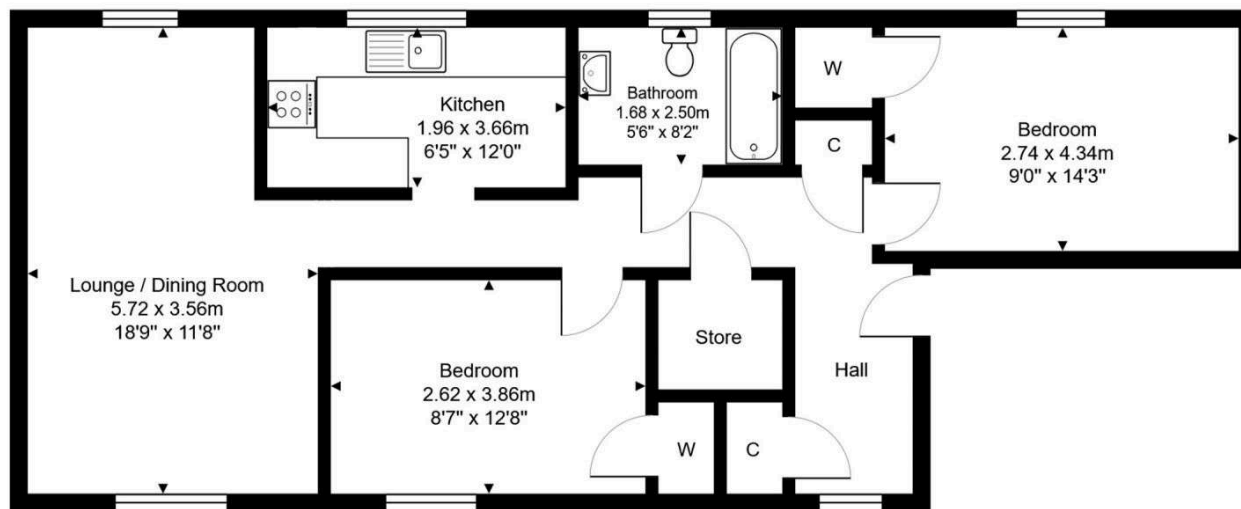
146 Forker Avenue, Rosyth, KY11 2UG



Total Area: 73.1 m² ... 787 ft²



All measurements are approximate and for display purposes only



1st Floor

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

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.