

Morgans PROPERTY

11 The Woodlands, Rosyth, KY11 2JD

Offers Over £170,000

2 1 2 D







- Two bedroom detached bungalow
- Lounge
- Kitchen
- EPC Rating - D
- Conservatory
- Wetroom
- Garage and driveway
- Council Tax Band - D











Welcome

This two-bedroom bungalow offers approximately 815 sq ft of single-level accommodation in Rosyth, complete with a conservatory, a wet room and a garage, ideal for those looking for a project as property requires upgrading. The entrance hall leads to the living room, which opens through double doors to the conservatory. The conservatory has a further door to the outside, and the kitchen sits alongside. Both bedrooms have built-in wardrobes, with further storage cupboards off the hall and beside the wet room. The wet room has a shower, WC and wash hand basin. Outside, the garage sits separately from the house with driveway. There are well established and easy to maintain gardens providing privacy. The property is well placed for commuters, with easy access to the M90 and Ferrytoll Park and Ride.







Extras Inc. in Sale / Agents Note

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. Please note the electric shower does not work.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.









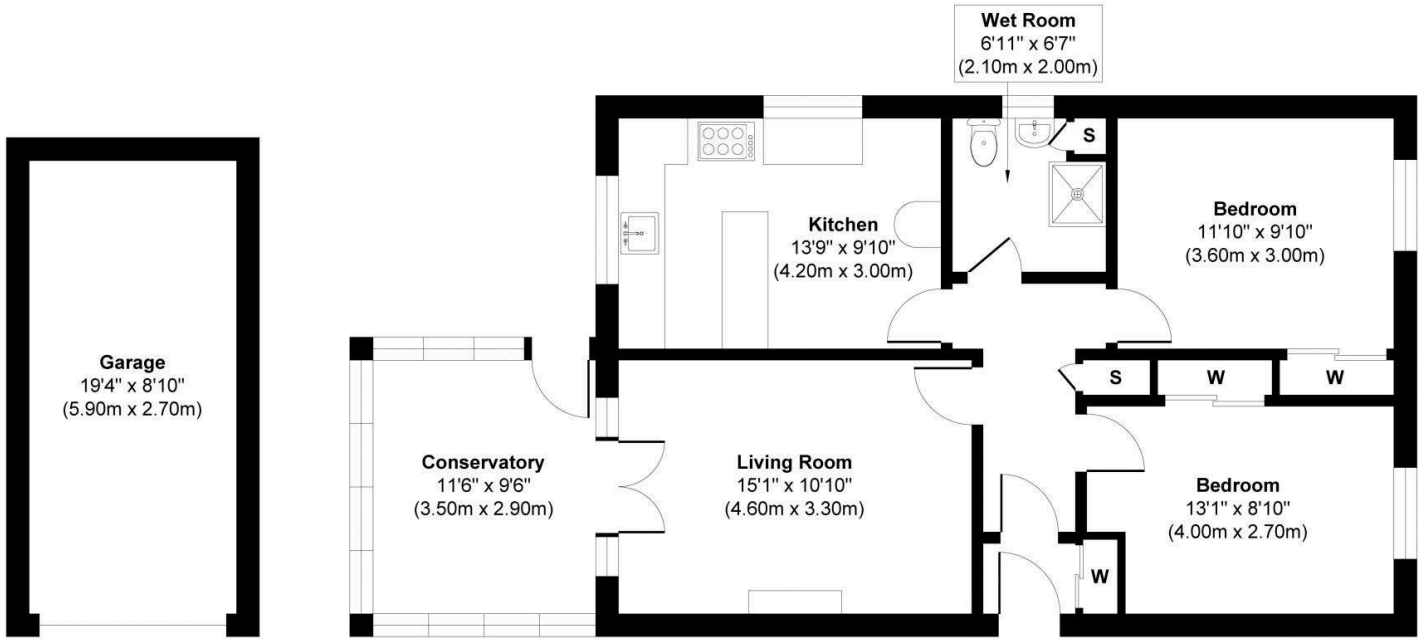
Rosyth

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.



Garage
Approximate Floor Area
171 sq. ft
(15.93 sq. m)

Approximate Floor Area
815 sq. ft
(75.70 sq. m)

Approx. Gross Internal Floor Area 986 sq. ft / 91.63 sq. m (Inc. Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

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SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk

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