



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10 Peasehill Road

Rosyth, Fife KY11 2GB

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Forming part of a modern development in Rosyth, close to the north shores of the Firth of Forth, is this beautifully presented two bedroom first floor apartment. This property lies within strolling distance of local amenities and comes within the Greater Dunfermline Area, with all the amenities and entertainment that offers. As you step inside there is an entrance vestibule which opens into an airy hallway; carpeted for a welcoming impression and incorporating built-in storage. Situated to the front of the property and offering plenty of room for comfortable lounge furniture is a bright living room. Enjoying warmly-toned décor and fitted with carpeting for optimum comfort, the living room is flooded with light from a deep bay window, which also provides a perfect area for dining. Across the hall is a contemporary kitchen that is equipped with a wide range of sleek high gloss cabinets, complemented by gleaming metro tiling and a selection of integrated and freestanding appliances.

Property Summary

- Located in Rosyth, which sits alongside the Firth of Forth
- Modern first floor apartment
- Spacious bay windowed living & dining room
- Contemporary high gloss kitchen
- Two double bedrooms with built-in wardrobes
- Bright three-piece bathroom
- Gas central heating & double glazing
- Excellent storage with two hall cupboards
- Ample residents parking
- EPC Rating - C | Council Tax Band - C

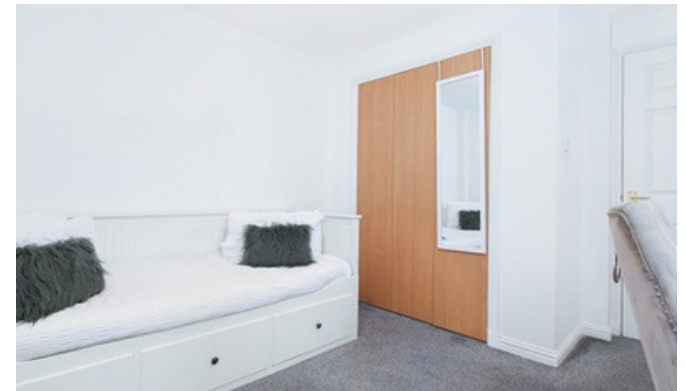
Home Report Value - £ 130,000







Beautifully presented modern two bedroom apartment





This appealing apartment accommodates two double bedrooms; both tastefully-presented and feature built-in wardrobes. Finally, an immaculate bathroom, finished in chic white tiling and a slate effect floor, comes complete with a bathtub and shower fitted above.

Parking: Ample residents parking within the development

Factor: The development is factored by Newton Property Management, and the cost is approx. £70 per month, 10 months in the year. This includes cleaning, lighting & maintenance of all communal areas, as well as block buildings insurance

Extras: all fitted floor coverings, blinds, light fittings and integrated kitchen appliances, to be included in the sale.



PARKING AREA TO REAR

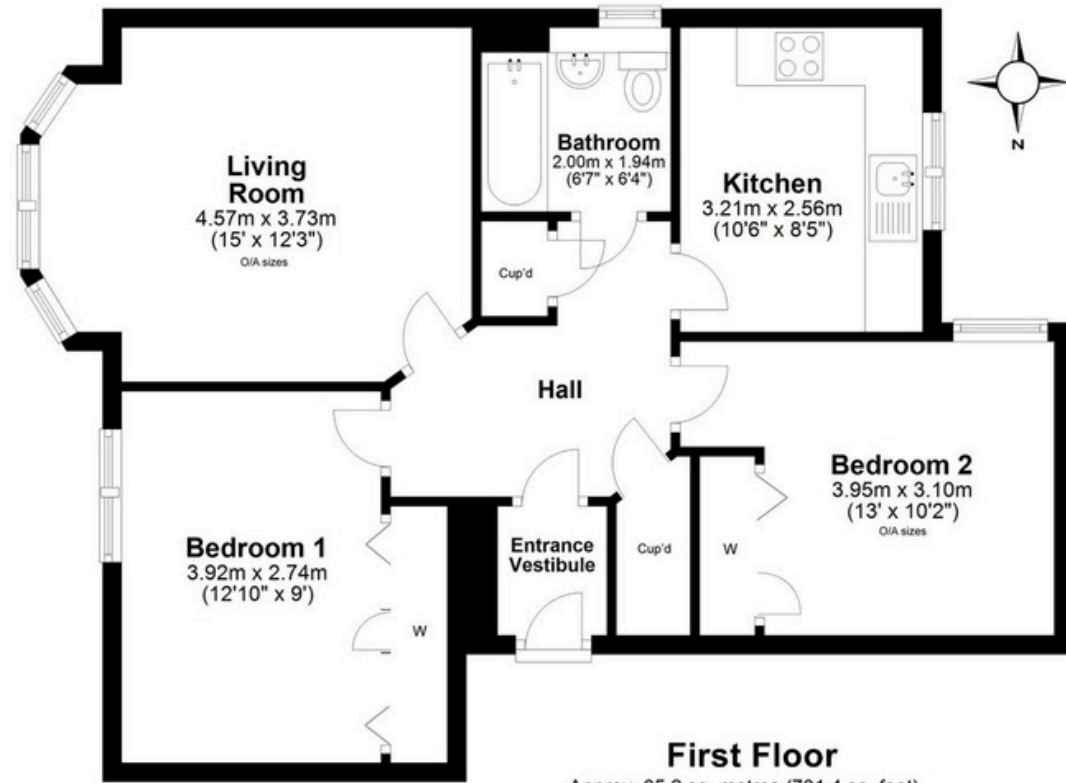
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First Floor
Approx. 65.2 sq. metres (701.4 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location



DUNFERMLINE - PITTENCRIEF HOUSE WITH ABBEY IN VIEW BEHIND

Rosyth is a popular commuter town on the banks of the Forth of Firth, only a 5 minute drive from the Queensferry crossing and the M90 and only 3 miles south of the city of Dunfermline. There are good local amenities, including a local stores, library and primary schools. More extensive shopping can be found in Dunfermline. The surrounding area offers great leisure opportunities, including a number of outstanding golf courses and easy access to discover the amazing 117 mile Fife Coastal Path. Rosyth has a train station, nearby good local bus services, national coach stop at Inverkeithing and quick access to the M90.