



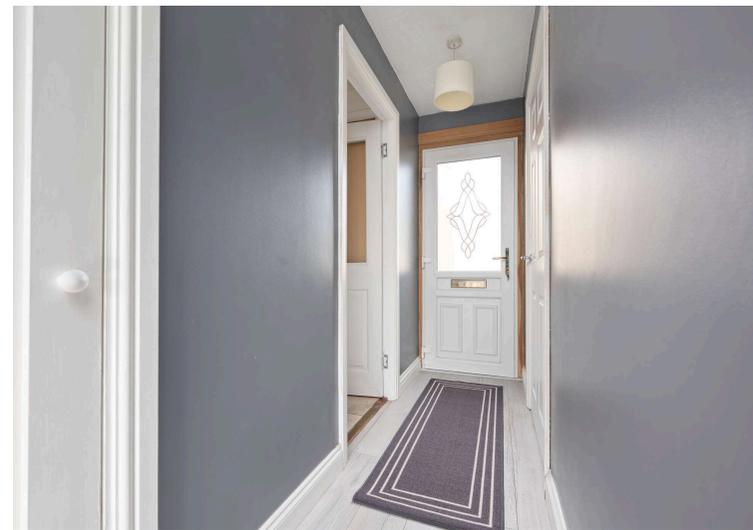
Morgans

PROPERTY

5 Ramsey Place, Rosyth, KY11 2YG

Offers Over £149,950





Entrance Hall



2 Double Bedrooms



Lounge



Boxroom



Breakfasting Kitchen



Bathroom



EPC Rating -



Council Tax Band -



# Welcome

## DESCRIPTION

Ideal mid terraced villa with fully enclosed rear gardens providing a child and pet safe environment, located in one of Rosyth's established residential areas with all schooling and local amenities at your fingertips. Rosyth is an excellent commuter base with direct access to the motorway network and Edinburgh. This property is generous and well presented throughout briefly comprising entrance hall with door to rear gardens, breakfasting kitchen and generous lounge with french doors to garden. On the upper level there are two double bedrooms and boxroom with modern family bathroom and overhead shower. Access to attic. The property is double glazed with gas central heating.





### **EXTRAS INC. IN SALE/AGENTS NOTE**

All floor coverings, blinds, bathroom and light fittings 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

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## Morgans Property Package

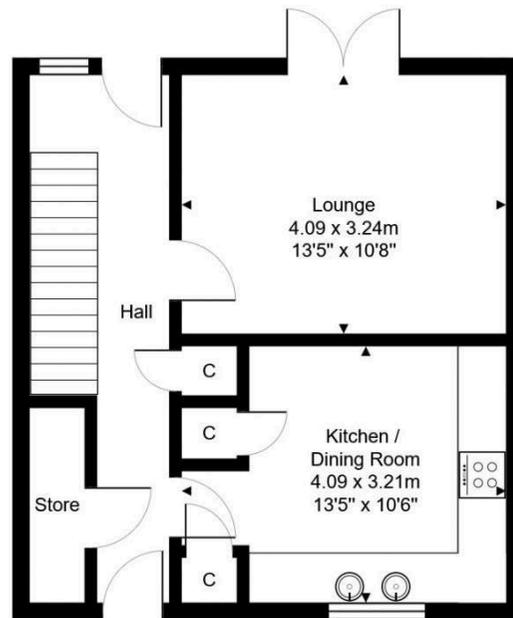
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



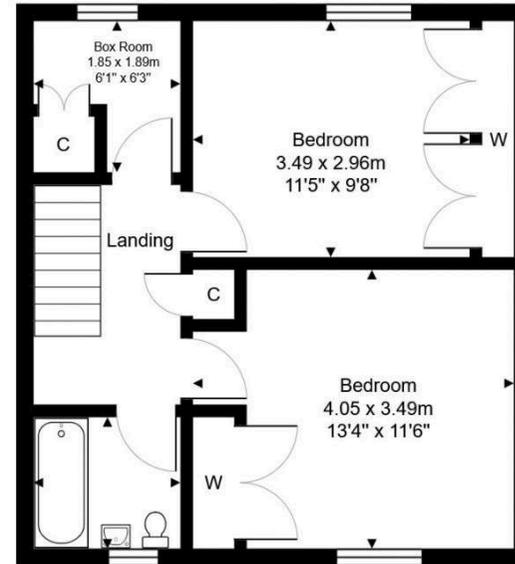
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Total Area: 79.9 m<sup>2</sup> ... 860 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



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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.