



Morgans

PROPERTY

7 Jutland Street, Rosyth, KY11 2ZL

Offers Over £270,000



4



2



1





Entrance Hall W.C



Lounge



Family Room/Bedroom 4



Dining Kitchen



Utility Room



3 Bedrooms Mst En-suite



EPC Rating -



Council Tax Band -



## Welcome

Superb four bed end terraced townhouse built to a high standard by Thomas Mitchell Homes. Offered in lovely condition and situated in the popular town of Rosyth, this property would suit families or couples and would be ideal for commuters as there are excellent transport links and easy access to the Forth Rail Bridges and the M90 motorway. Rosyth railway station is a short walk away and all local amenities and schooling are within easy reach. This generous home briefly comprises, entrance hallway, storage, w.c facilities, family room or double bedroom with french doors to patio and utility room with rear door. The first floor has a spacious lounge, dining room and fitted kitchen. The top floor has three bedrooms with master en-suite and four piece family bathroom. Access to attic. There are attractive well maintained fully enclosed gardens providing a child and pet safe environment that are easy to maintain. A superb home for entertaining. The property further benefits from a double driveway leading to single car garage and ample visitors parking.





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

All floor coverings, blinds, bathroom and light fittings together with appliances and Garden Shed.

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









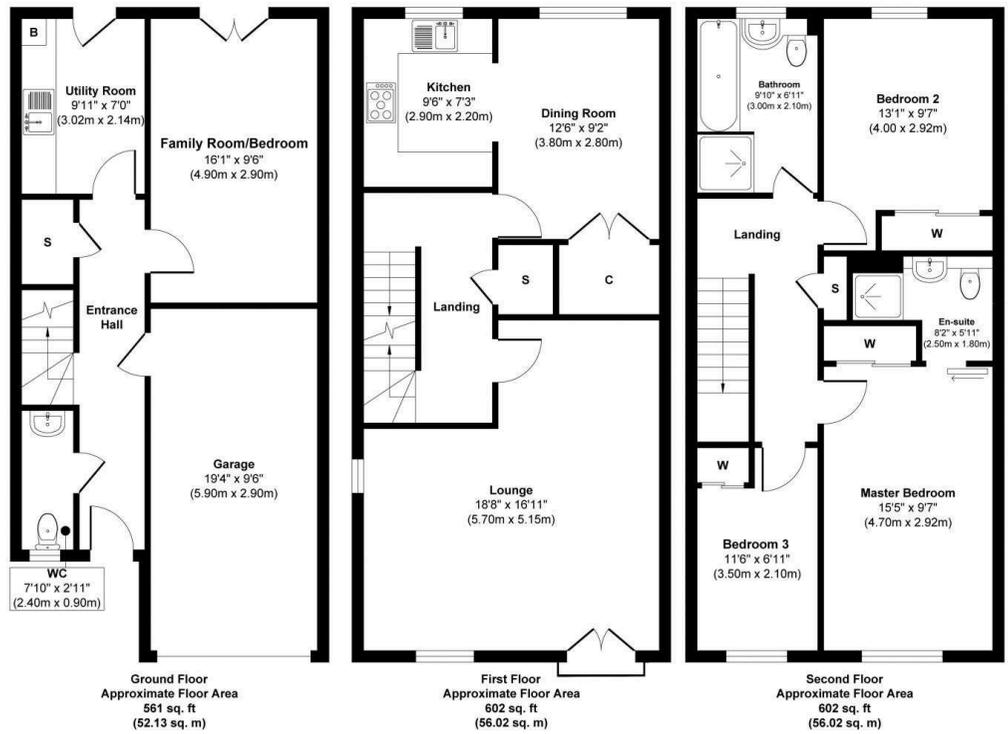
## Rosyth

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.





**Approx. Gross Internal Floor Area 1765 sq. ft / 164.17 sq. m**

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



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