



**Stevenson Marshall**  
Property & Law

27 Holborn Place  
Rosyth, KY11 2LG

Offers in the region of £110,000

## 27 Holborn Place, Rosyth

A traditional mid terraced villa set within generous garden ground with off street parking to front.

There is a good internal layout which includes an entrance vestibule, bright dining lounge to front, inner hallway, kitchen (with French doors), bathroom, upper landing and three bedrooms.

Gas central heating and brand new double-glazed windows are installed with good storage and fresh decor.

Entrance vestibule  
Dining lounge 5.08m x 3.85m (16'8 x 12'7)  
Inner hallway  
Kitchen 3.05m x 2.69m (10'0 x 8'10)  
Bathroom 1.77m x 1.36m (5'9 x 4'6)  
Upper landing  
Bedroom 1 3.03m x 2.68m (10'0 x 8'9)  
Bedroom 2 3.479m x 3.50m (11'4 x 11'6)  
Bedroom 3 3.07m x 1.94m (10'1 x 6'4)

The garden ground features a patio area and generous lawn with drying facilities and external storage. The driveway to front provides ample off street parking.

Holborn Place is a small cul-de-sac centrally located within walking distance of Rosyth Town Centre and Railway Station (services to Edinburgh). Regular bus services operate within the immediate vicinity and there are local shops and primary schools. Available close by are a variety of shops including banks and Tesco Supermarket. Rosyth is situated only 3 miles due south of Dunfermline offering easy access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridge). Rosyth is characterised by numerous tree line avenues and a central park.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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