



Morgans

PROPERTY

31 Peasehill Fauld, Rosyth, KY11 2DQ

Offers Over £215,000



3



1



1





Well-proportioned family home



Convenient downstairs WC



17ft lounge



Three bedrooms upstairs



Fitted kitchen/dining room



Family bathroom



EPC Rating -



Council Tax Band -



Welcome

This well-proportioned three-bedroom semi detached home which offers 808 square feet of accommodation across two floors in residential estate within Rosyth. The ground floor opens into a fitted kitchen/dining room, with a useful storage cupboard just off the entrance. The lounge is a real highlight, stretching to over 17 feet in length and offering excellent flexibility for both relaxing and entertaining. A downstairs WC completes the ground floor. Upstairs, three bedrooms are arranged around a central landing, served by a family bathroom fitted with a bath. Built-in wardrobes and further storage cupboards on the landing add valuable practicality throughout. There are private and enclosed gardens providing a child and pet safe environment. Located in Rosyth, the property is well placed for local amenities, schools, and transport links, including nearby rail connections to Edinburgh, making it an excellent choice for growing families.





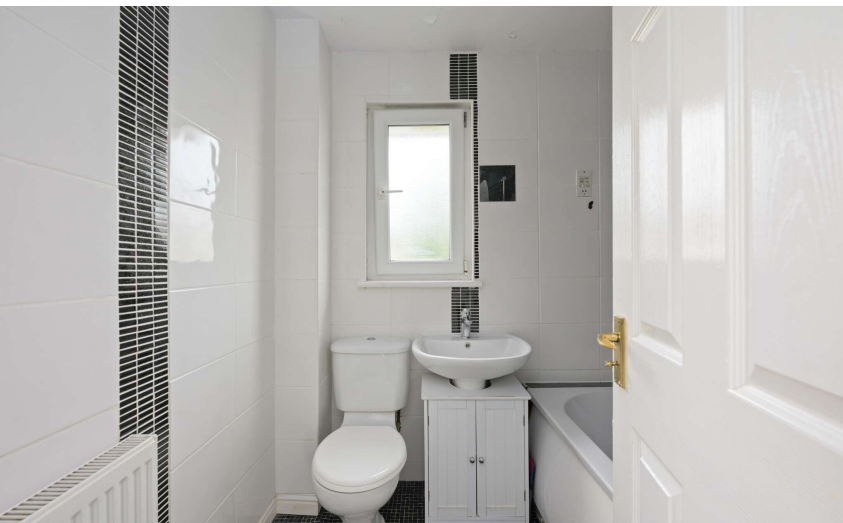
EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with 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

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.

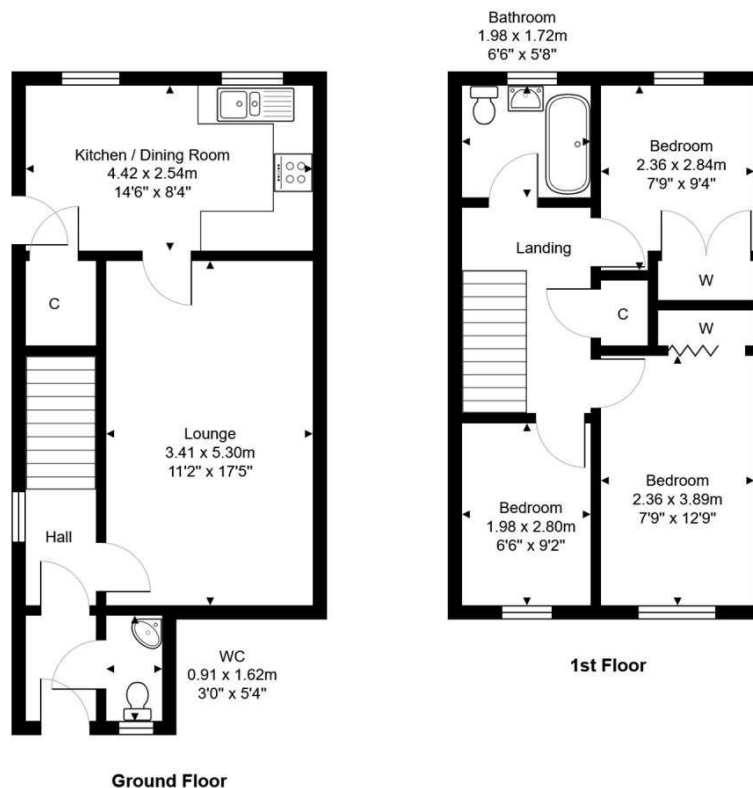


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Total Area: 75.1 m² ... 808 ft²



All measurements are approximate and for display purposes only



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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.