



ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

127 McGrigor Road, Rosyth, KY11 2AF
Offers Over £109,950



Stylishly presented upper maisonette offering well proportioned accommodation in a popular area of Rosyth. Mutual entrance stair, Hall, Lounge/Dining room (door to small balcony), Spacious breakfasting kitchen, 3 Double bedrooms, Spacious bathroom (Corner bath with shower over). Double glazing. Gas central heating. Shared gardens. Modern decor throughout. Move in condition. Superb starter family home. Internal viewing is highly recommended. Close to all local amenities. Superb example of property type. Close to brand new high school. EPC - C. Council Tax - B. Freehold.

LOCATION

Rosyth is a popular town situated on the northern shore of the River Forth, offering an excellent range of local shops, amenities and everyday services, all within easy reach. The area is well served by four primary schools, while secondary education is available at the brand-new Rosyth High School, which open this year after the summer holidays, as well as in nearby Dunfermline. Ideally positioned for commuters, Rosyth benefits from excellent transport links, with easy access to the M90 motorway, Ferrytoll Park & Ride and the wider motorway network. The historic city of Dunfermline is just a short drive away, providing an extensive choice of shopping, leisure facilities, bars, restaurants and both bus and rail services, making this an ideal location for commuting to Edinburgh, throughout Fife and across east-central Scotland. The property is also conveniently located just a few minutes' walk from Tesco Superstore and Rosyth railway station, offering excellent local amenities and transport connections right on your doorstep.

PROPERTY - UPPER MAISONETTE FLAT

- Stylishly presented throughout
- Well proportioned apartments
- Attractive decor and flooring
- Bright accommodation
- Good storage accommodation
- Great family home
- Superb starter home
- Close to local amenities
- Walking distance to schools

ACCOMMODATION

Mutual Entrance Stair

The 6 properties in the block are accessed via a well kept mutual internal entrance stair.

Hall

This is a spacious hall, which give access to the lounge/ dining room and kitchen. Understairs storage cupboard. Stairs to upper level.

Lounge/Dining room 5.70 m x 3.50 m / 18'8" x 11'6"

This is a stylishly presented and well proportioned lounge/ dining room. Door to small balcony. Attractive flooring. Storage cupboard. Side and rear.

Breakfasting Kitchen 3.46 m x 3.20 m / 11'4" x 10'6"

The kitchen, which is a great size, if well fitted with modern floor and wall units with complementary worktops. Front.

Landing

With doors leading to the 3 bedrooms and bathroom.

Bedroom 1 3.60 m x 3.20 m / 11'10" x 10'6"

This is a beautifully presented bedroom, which is generously proportioned and benefits from a double built in wardrobe. Front.

Bedroom 2 3.20 m x 2.90 m / 10'6" x 9'6"

Another well proportioned double bedroom, also benefiting from a double bedroom. Front.

Bedroom 3 2.60 m x 2.40 m / 8'6" x 7'10"

This is a bright double bedroom. Side.

Bathroom 2.40 m x 1.80 m / 7'10" x 5'11"

This is an attractive bathroom, which is fitted with a modern white suite incorporating a corner bath with a shower set over. Side.

Gardens

The property has enclosed areas of shared garden ground to the front, side and rear of the property.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

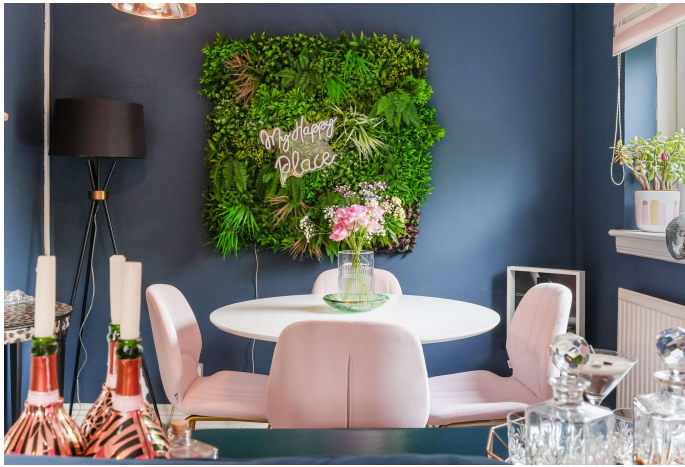
All the carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be
submitted directly to Ross & Connel by calling
01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and
market appraisal on your property please contact
Lee-Anne Smith at Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF
PROPERTIES FOR SALE

www.rossconnel.co.uk

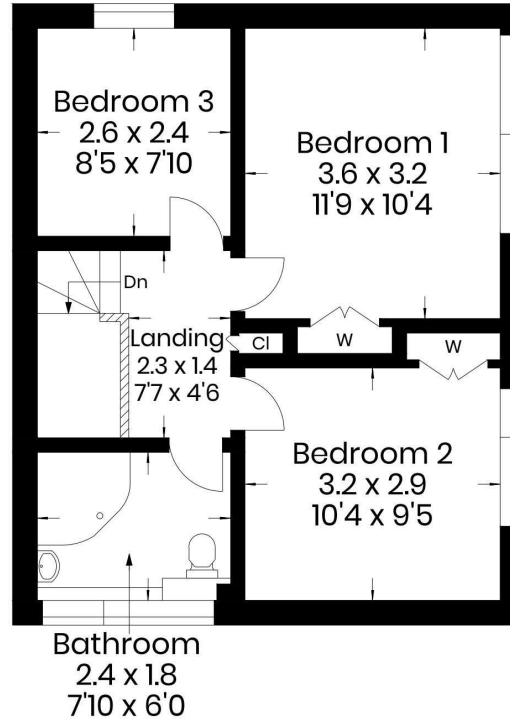
These particulars are believed to be correct but their accuracy
is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses,
intrusions and fitted furniture. They have been chosen to
indicate the general size and shape of each room only.
Detailed measurements ought to be taken personally.

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Ground Floor



First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan,
please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through
cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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