



Morgans

PROPERTY

24 Peasehill Fauld, Rosyth, KY11 2DQ

Offers Over £170,000





Well-proportioned family home



Convenient downstairs WC



Superb 13ft reception room



Two bedrooms upstairs



Substantial 17ft kitchen/dining room



Family bathroom



EPC Rating -



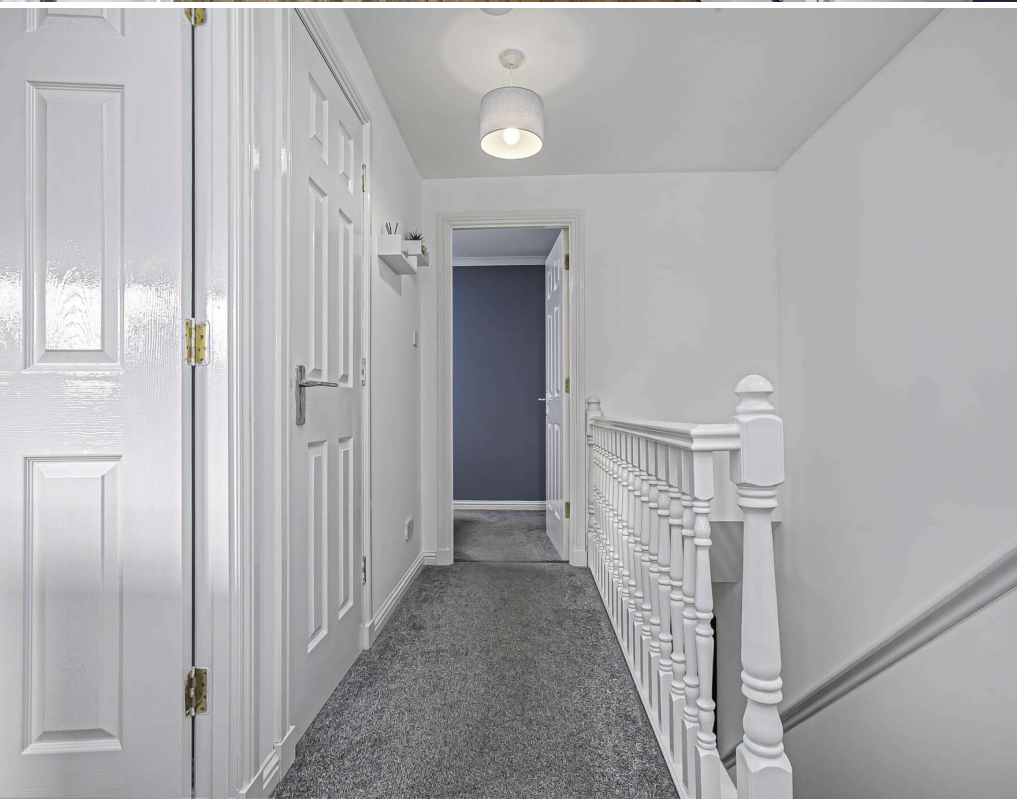
Council Tax Band -





Welcome

This well-proportioned two-bedroom home offers 820 square feet of accommodation across two floors in Rosyth. The ground floor opens into a substantial kitchen/dining room, stretching to over 17 feet and fitted with a good range of units and space for dining. The reception room is a generous size at nearly 14 feet square, offering plenty of flexibility for both relaxing and entertaining. A downstairs WC completes the ground floor. Upstairs, two well-proportioned bedrooms are served by a family bathroom fitted with a bath. There are well maintained private gardens to the rear and residents parking. 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 first-time buyers or growing families. The property also benefits from being only a few minutes walk away from the brand new Caledonia High School.





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.





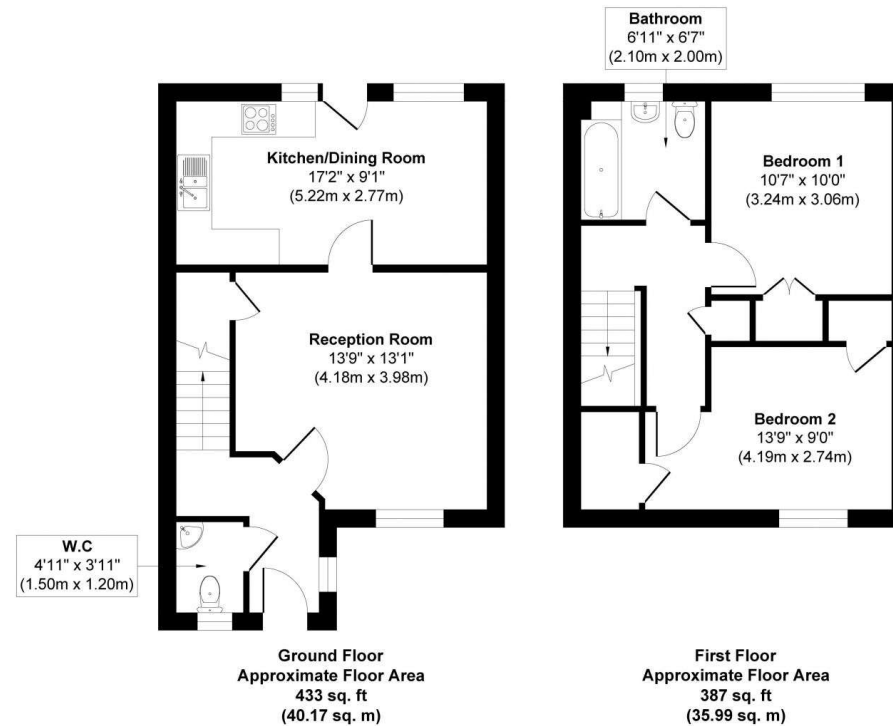
Rosyth

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 a brand New Caledonia High School, with further Secondary Schools located nearby in Dunfermline. 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.

24 Peasehill Fault, Rosyth, Dunfermline KY11 2DQ



Approx. Gross Internal Floor Area 820 sq. ft / 76.16 sq. m
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.