



Stevenson Marshall
Property & Law

46 Woodside Avenue, Rosyth, KY11 2LA

Offers Over £175,000

Rarely available, a traditional detached bungalow in sought after location with peaceful woodland aspect to rear. Accommodation comprises: entrance hallway, lounge, two double bedrooms, dining kitchen, conservatory and wet room.

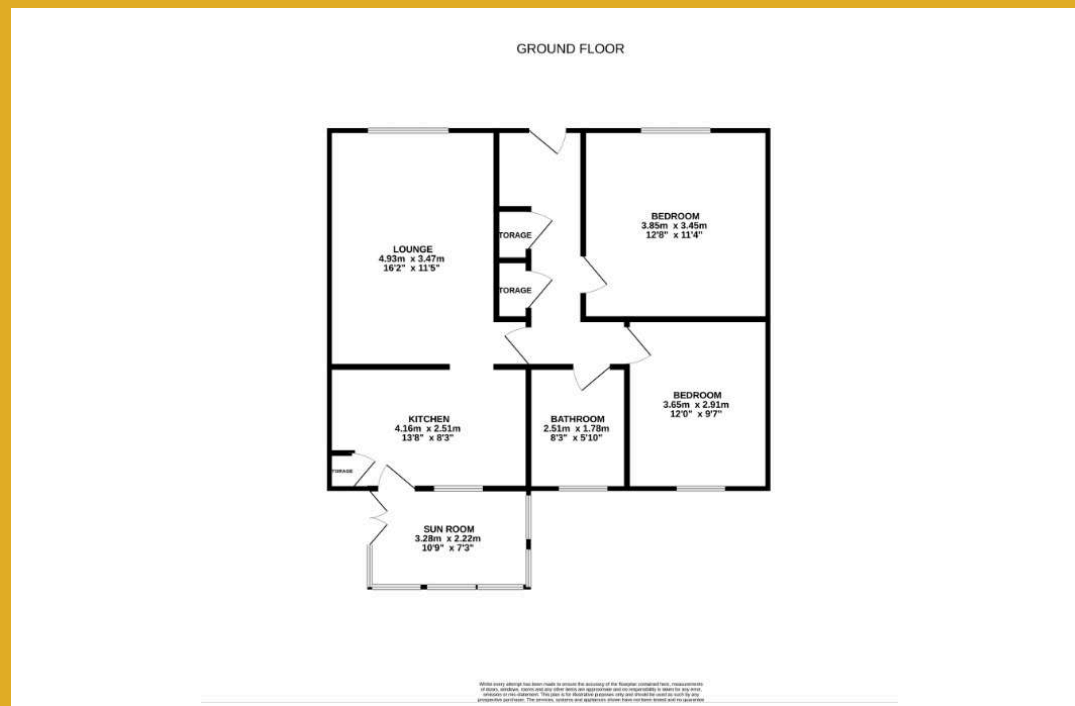
Gas central heating and double glazed windows are installed, although the property would benefit from cosmetic work throughout. There is a useful key safe and a flexible layout, with scope to extend (subject to planning consent).

Worth highlighting are the impressive garden grounds, which boast trees, shrubs, pathways, lawn and maximum privacy, with a woodland aspect to rear.

The garden shed is included in the sale price. A driveway and garage to side provide ample off street parking for several vehicles.

Woodside Avenue is 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, banks and a Tesco Supermarket. Rosyth is situated only three miles due south of Dunfermline, offering easy access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridges). Rosyth is characterised by numerous tree line avenues and a central park.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



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An appointment to view can be made by contacting selling agents on 01383 721141.

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.