



Morgans

PROPERTY

12 James Miller Road, Rosyth, KY11 2HQ

Offers Over £310,000





Spacious three-bedroom family home



Fitted kitchen with separate utility



Impressive 15ft living room



Principal bedroom with en-suite



Separate dining room with garden access



Two further well-sized bedrooms



EPC Rating -



Council Tax Band -



Welcome

This spacious three-bedroom home offers approximately 1,430 square feet of accommodation across two floors in Rosyth, together with a generous garage. The ground floor is designed for family living, with an impressive 15-foot living room and a separate dining room with doors opening to the garden, ideal for entertaining. The fitted kitchen is complemented by a separate utility room, while a downstairs WC and useful storage add everyday practicality. Upstairs, three well-proportioned bedrooms are served by a spacious family bathroom with a bath and separate shower, with the principal bedroom further benefiting from its own en-suite shower room and built-in wardrobes. Additional storage cupboards on the landing complete the accommodation. There is a private driveway to the front and well maintained landscaped gardens with decked area to the rear. Located in Rosyth, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families.





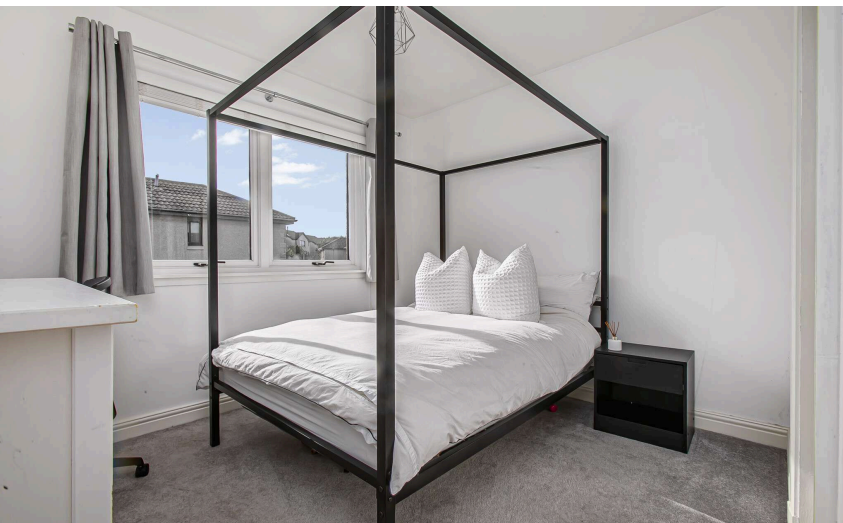
EXTRAS INC IN SALE / AGENTS NOTE

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.









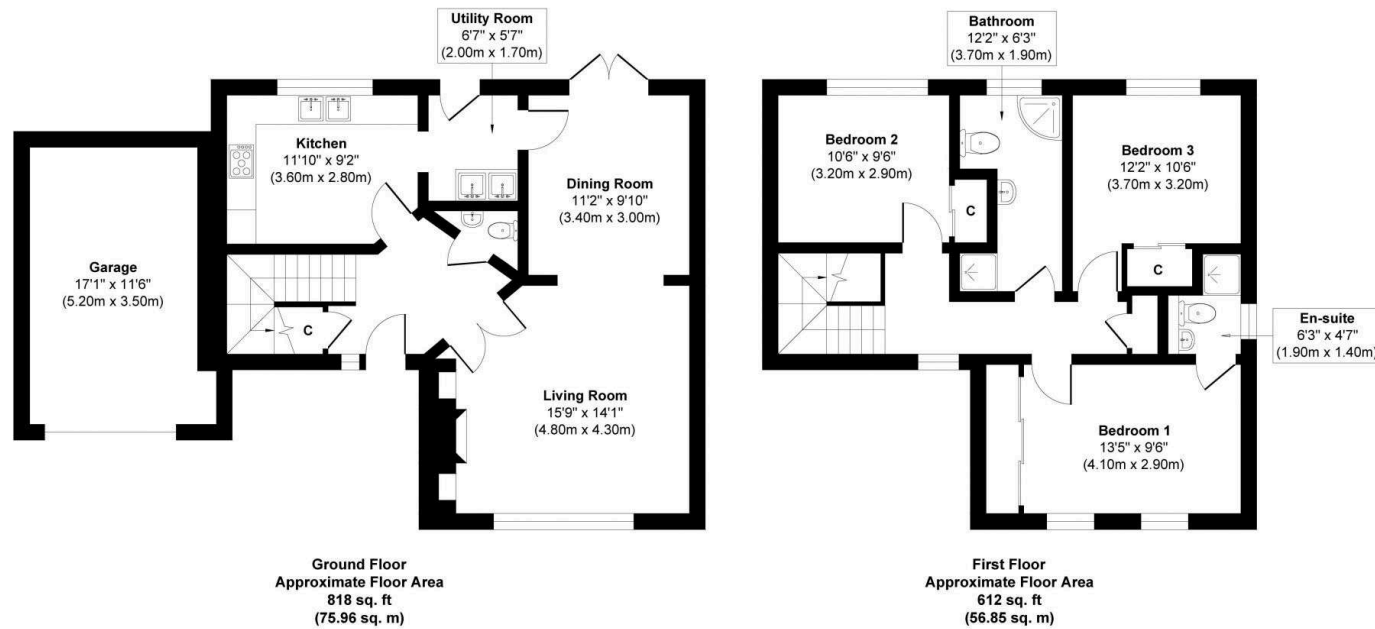
Rosyth

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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Approx. Gross Internal Floor Area 1430 sq. ft / 132.81 sq. m

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