

Stevenson Marshall
Property & Law

12 Kings Place, Rosyth, KY11 2RU

Offers Over £115,000

A traditional end terraced villa (approx. 100 years old), in sought after location close to town centre and railway station.

Accommodation comprises:- entrance hallway, lounge, dining kitchen (with pantry), upper landing, two double bedrooms and bathroom.

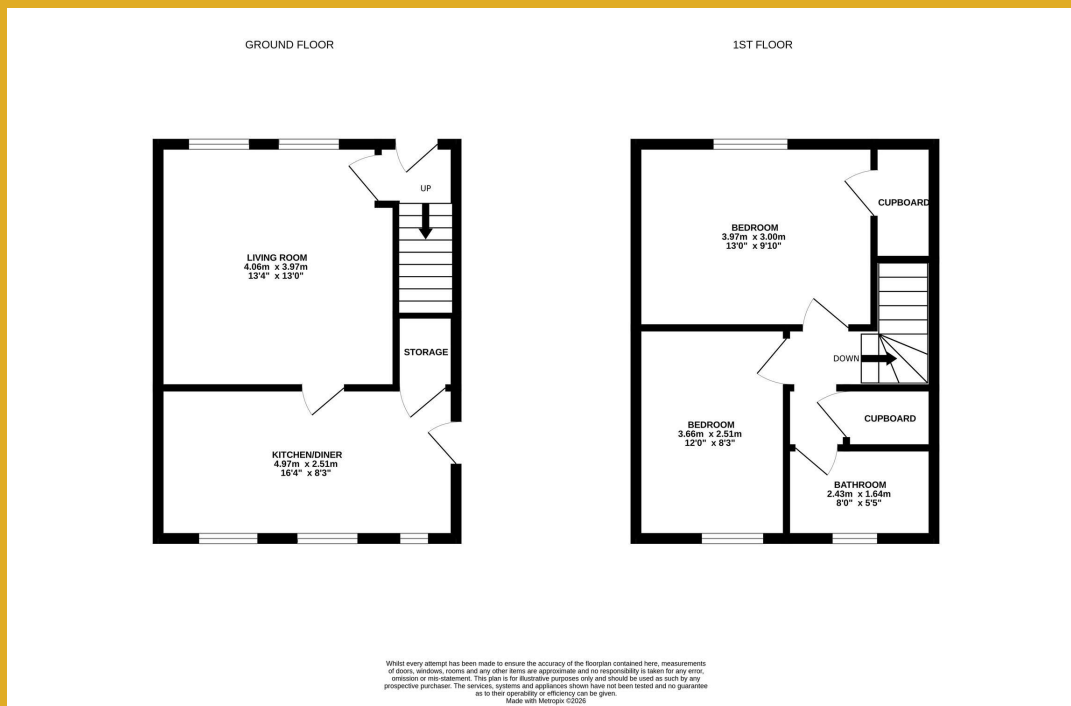
Gas central heating and a combination of double glazed and original sash and case windows are installed. The property boasts excellent storage and charming period fireplaces in both bedrooms and lounge.

General upgrading is required throughout. EPC rating: D. Council tax band: B.

The property boasts generous gardens to front and rear which are paved for ease of maintenance. There are shrubs, trees and maximum privacy.

Kings Place is located off Kings Road, 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, Tesco supermarket and well reputed schools close by. The New Caledonia High is also within walking distance of the property. Rosyth is situated only three miles due south of Dunfermline City Centre, offering easy access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridges). Rosyth is characterised by numerous tree lined 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. merous tree lined avenues and a central park.



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

Contact us

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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.