

Morgans

PROPERTY

30 Peasehill Brae, Rosyth, KY11 2AP

Offers In The Region £170,000







Excellent opportunity to buy this beautifully presented modern and stylish mid terraced villa offered in move in condition. The accommodation comprises entrance porch/hall, lounge, dining kitchen, rear garden, downstairs WC, and hall storage cupboard. On the upper level there are two bedrooms, family bathroom and ample storage. The property benefits from gas central heating, double glazing and residents parking. Essential viewing.





LOCATION

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.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with outside shed.

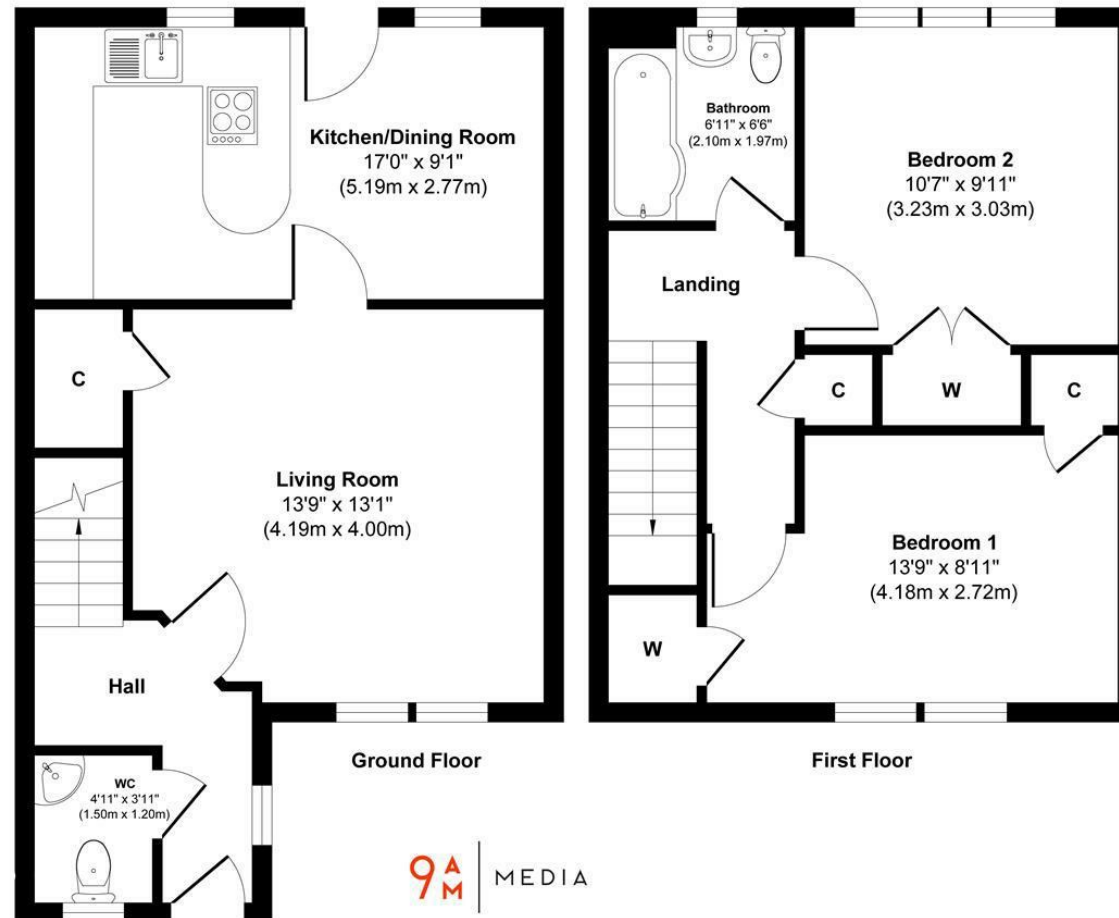
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.

We are required under the Estate Agents Act 1979 and provision of information regulations 1991, to point out that the client we are acting for on the sale of this property is a "connected person" as defined by that act.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

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.