



119 Admiralty Road, Rosyth, KY11 2QL  
Offers Over £155,000







Well appointed mid terraced family villa which has been extended to the rear and also has a floored attic which is currently used as a bedroom with excellent storage. The property gives direct access to the M90 motorway network and ideal for the commuter. The subjects are well presented and stylish throughout briefly comprising entrance vestibule, lounge, dining kitchen with integrated appliances and four piece family bathroom. On the upper level there are two double bedrooms, study/office space and staircase to floored attic. The rear garden is fully enclosed providing a child and pet safe environment with decking and patio area. Double driveway to front and ample visitors parking. The property is double glazed with gas central heating.





#### 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

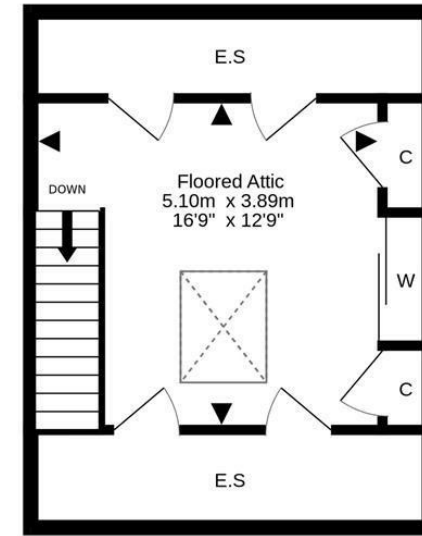
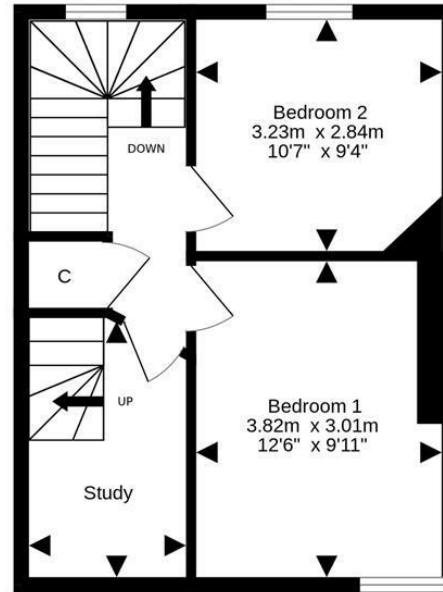
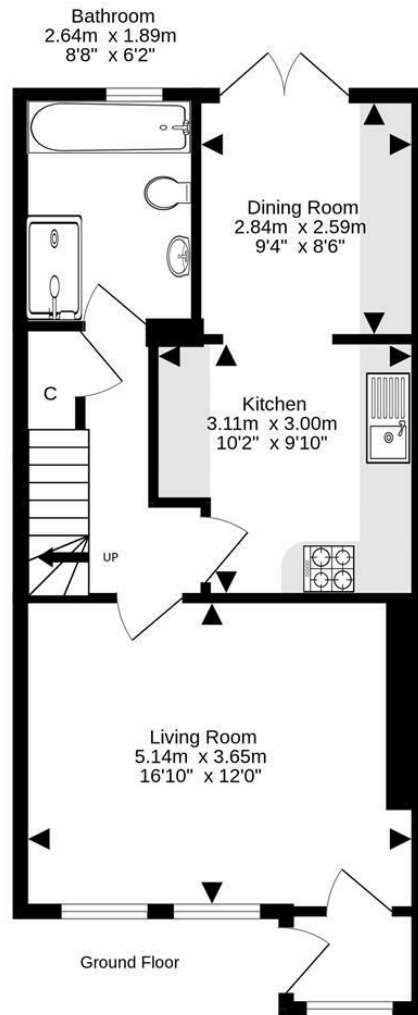
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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.