



**Morgans**  
PROPERTY

3 Peasehill Fauld, Rosyth, KY11 2DQ  
Offers Over £115,000







Superb, modern ground floor apartment located within what has proven to be a popular new development, well placed for access to all local amenities. The property benefits from having its own front door and the accommodation briefly comprises entrance vestibule and hallway, lounge with bay window, kitchen, double bedroom and bathroom. There are french doors from the bedroom leading to the garden at the rear. The property benefits from gas central heating and double glazing together with private residents parking. Early viewing is highly recommended to appreciate the accommodation on offer.





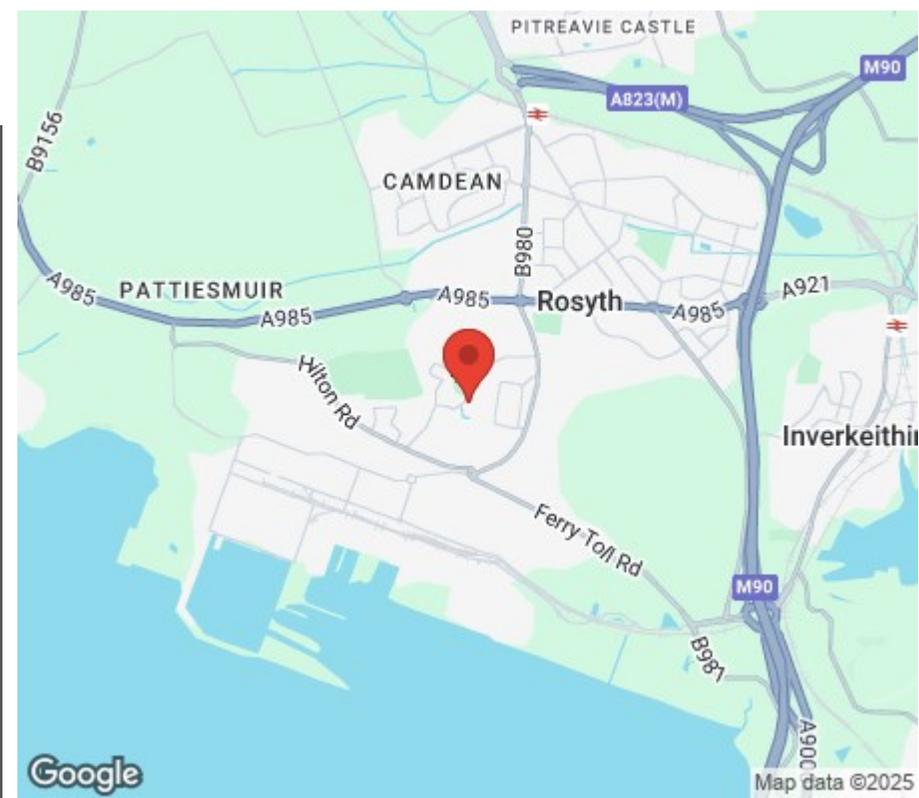
## LOCATION

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.

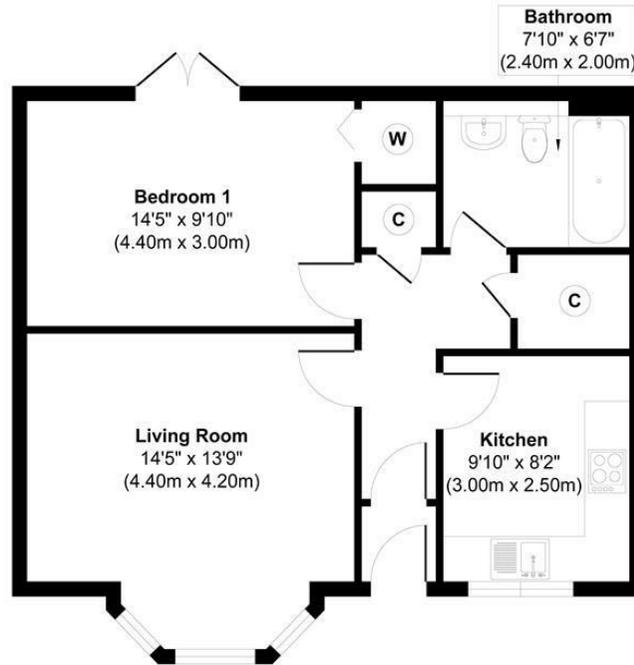
## EXTRAS INC IN SALE / AGENTS NOTE

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

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.







Approximate Floor Area  
579 sq. ft  
(53.77 sq. m)



Approx. Gross Internal Floor Area 579 sq. ft / 53.77 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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