



Morgans

PROPERTY

113 Parkside Street, Rosyth, KY11 2NA

Offers Over £185,000

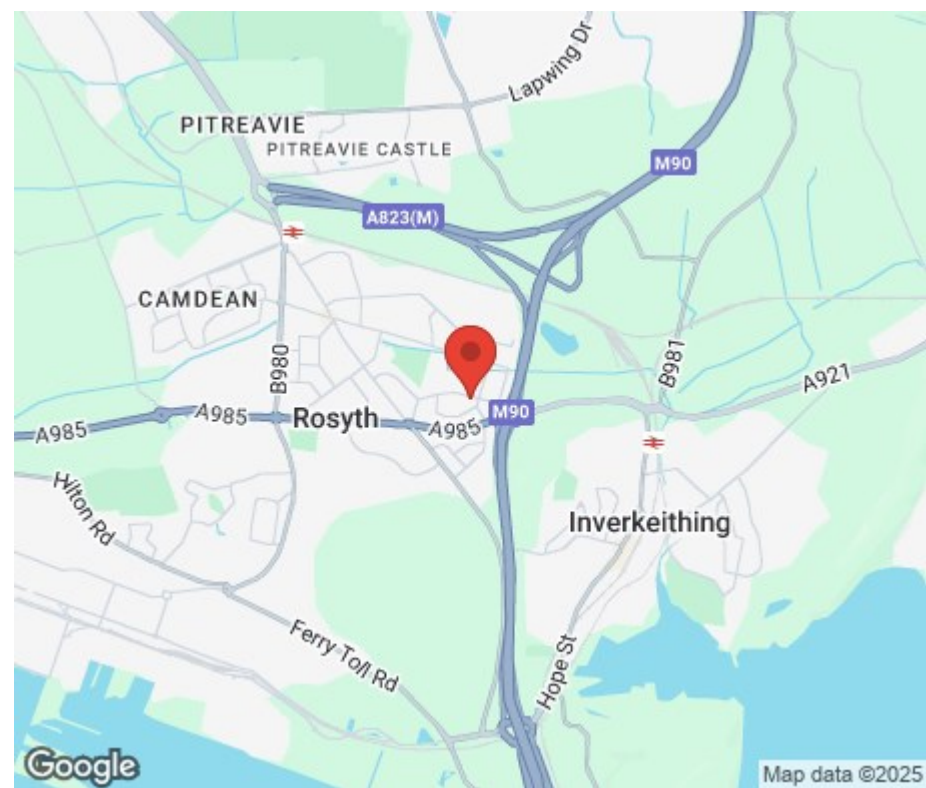






CLOSING DATE SET FOR TUESDAY 17TH JUNE 2025 @ 12 NOON - Early entry available to this generous extended mid terraced villa with easy access for the M90 motorway network. Rosyth has its own train halt and all local amenities and schooling within a short walk away. The accommodation is well presented and has modern fixtures and fittings with the benefit of a double driveway and ample on street parking. There are easy to maintain enclosed gardens to the rear providing a child and pet safe environment, with patio and chipped sections. The subjects are well presented and briefly comprise entrance vestibule, lounge, breakfasting kitchen, double bedroom and en-suite facilities. On the upper level there are three further bedrooms and wet room. Access to attic. 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 garden shed. Some items may be negotiable.

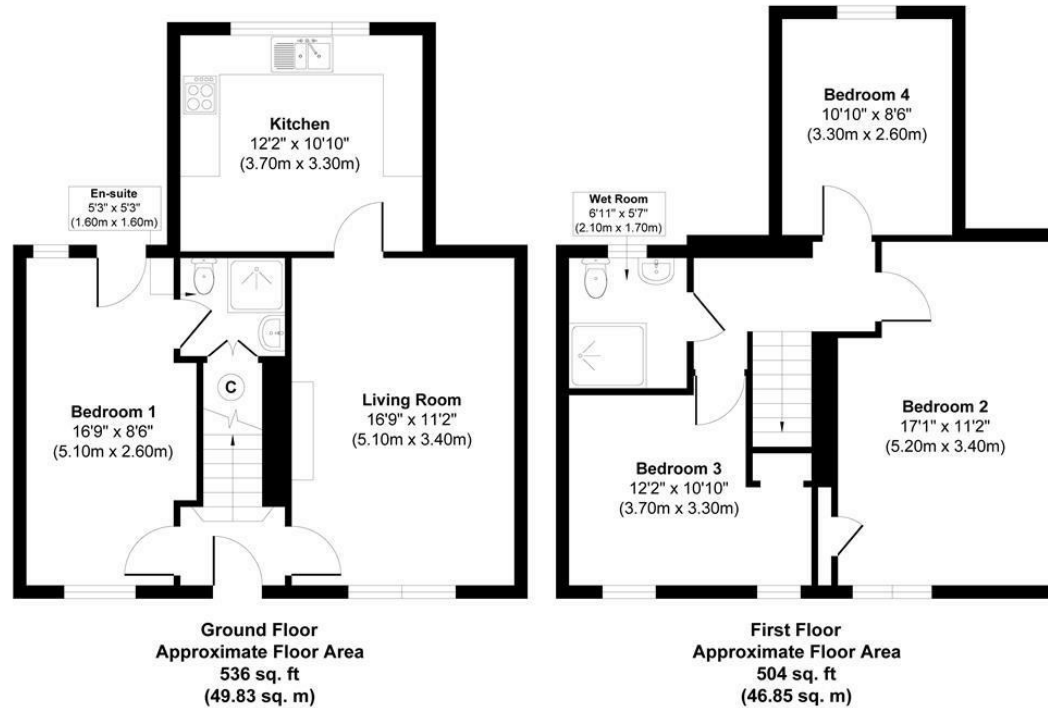
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







Parkside Street, Rosyth, KY11 2NA



Morgans
PROPERTY

Approx. Gross Internal Floor Area 1040 sq. ft / 96.68 sq. m

Illustration for identification purposes only. measurements approximate, not to scale. Copyright

Morgans
PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark
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.