



Morgans

PROPERTY

13 Peasehill Road, Rosyth, KY11 2GA

Offers Over £110,000







Situated in the popular town of Rosyth this apartment (Persimmon Homes) is well placed for access to local shops, schools, railway stations, M90, Ferrytoll Park and Ride and a few minutes walk from the New Caledonia High school. Early viewing is highly recommended to appreciate the accommodation on offer which is well presented and briefly comprises secure entry phone system leading into communal stairwell, private entrance hall, lounge with bay window, fitted kitchen, double bedroom and bathroom. As the property is on the top floor it further benefits from beautiful views of the forth, attic space, has gas central heating and double glazing. There are communal garden grounds and private residents parking with ample visitors parking.





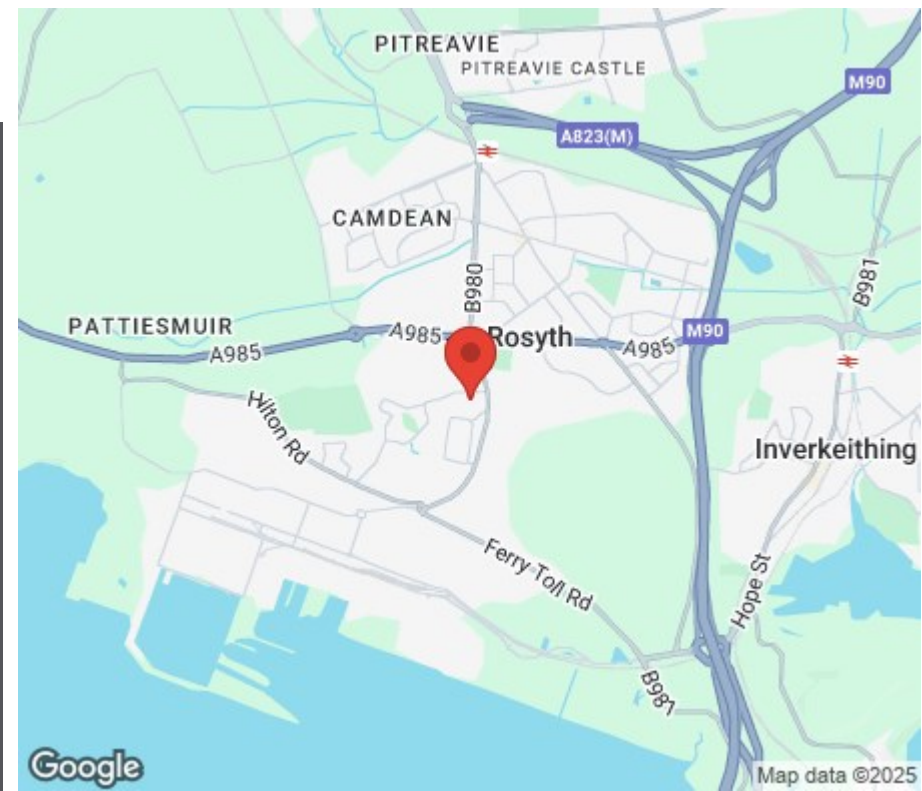
LOCATION

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

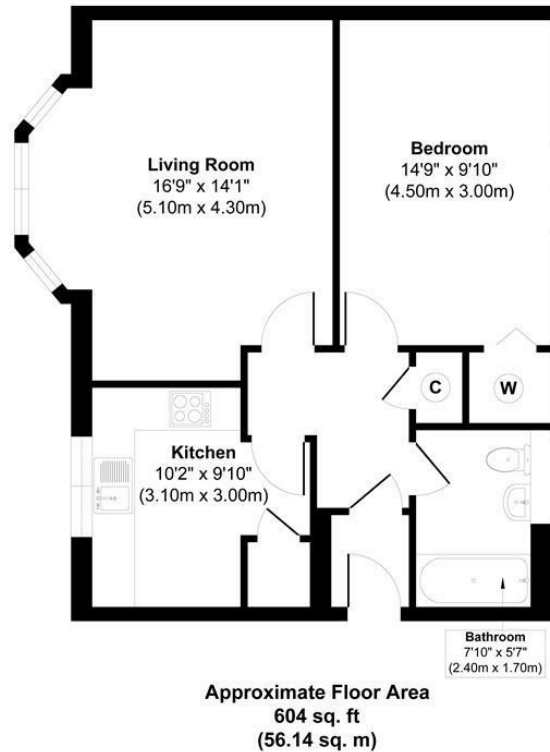
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.





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Approx. Gross Internal Floor Area 604 sq. ft / 56.14 sq. m
Illustration for identification purposes only. measurements approximate, not to scale. Copyright

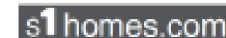


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.