



**64 Admiralty Road
Rosyth KY11 2QJ**

**Offers in Region of
£80,000**

- Mid Terraced Villa
- Spacious Lounge
- Bathroom/wc
- Front & Rear Gardens
- 2 Double Bedrooms
- Fitted Kitchen
- Gas Central Heating
- Pop Central Locale

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information.

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Morgans

*Solicitors, Estate Agents &
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DESCRIPTION

A well appointed mid terraced villa located within the popular town of Rosyth and well placed for access to the M90 and Forth Road Bridge. The accommodation is formed over two levels and briefly comprises of; entrance hallway, lounge and kitchen on the lower level. Stairs lead to the first floor landing giving access to two double bedrooms and a family bathroom. The property benefits from gas central heating and externally further benefits from well established and mature gardens to the front and rear. Internal viewing comes highly recommended to appreciate the size and standard of 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 and also boasting the Europarc and Ferry Service to the Continent. Easy access to the M90 and Ferry toll 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.

ENTRANCE HALLWAY

A bright and welcoming reception hallway featuring a radiator, ample power points, telephone point and under stair storage cupboard. Carpeted.

LOUNGE

5.13m(16'10") x 3.38m(11'1")

A bright and spacious public room enhanced by a window formation to the front and rear. The focal point to the room is the living flame gas fire and surround. Featuring two radiators, ample power points and television point. Carpeted.

**KITCHEN**

3.48m(11'5") x 3.10m(10'2")

Spacious fitted kitchen featuring two windows overlooking the rear garden and a door which leads out on to the rear garden. The kitchen comprises of wall and floor mounted units with complementary wipe clean worksurfaces which incorporate within a stainless steel sink and drainer. Tiled splash back to the worktops and tiled to the floor. Radiator. Ample power points. Storage cupboard. Display recess. The tumble dryer and gas cooker are included in the sale price.

UPPER LANDING

Carpeted stairs with a window to the front leads to the carpeted landing which gives access to all further accommodation. Loft hatch. Power point.

BEDROOM 1

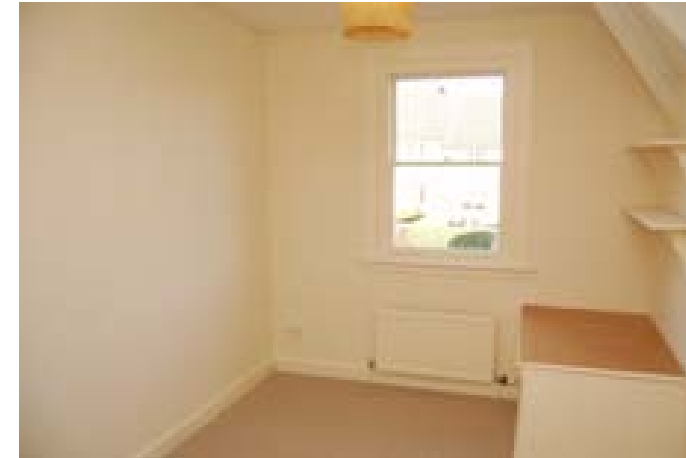
5.13m(16'10") x 3.38m(11'1")

Bright double bedroom enhanced by window formations to the front and rear. Featuring a radiator, ample power points and storage cupboard which houses the boiler. Carpeted.

**BEDROOM 2**

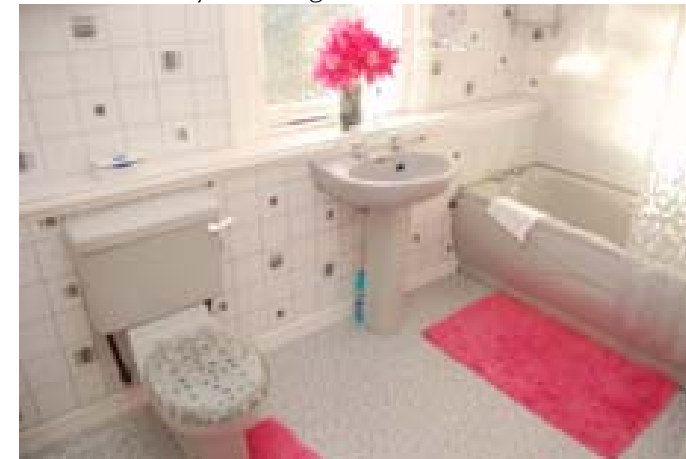
4.04m(13'3") x 2.49m(8'2")

Second double bedroom with window formation to the front. Radiator. Ample power points. Carpeted.

**BATHROOM/WC**

3.12m(10'3") x 1.85m(6'1")

Frosted window to the rear. Comprising of a three piece suite of low level wc, wash hand basin and bath. Tiled splash back to the bath. Radiator. Vinyl flooring.

**GARDENS & GROUNDS**

The property benefits from well established and mature garden grounds to the front and rear. The rear is mainly paved and chipped with an abundance of mature shrubs. Enclosed within fencing making it a child and pet safe environment. Garden shed.

**EXTRAS INCL IN SALE**

All floor coverings, light fittings, blinds, tumble dryer, gas cooker and garden shed.

TRAVEL DIRECTIONS

From Dunfermline head south on the M90 taking the slip road signposted Inverkeithing / Dalgety Bay. At the roundabout take the 3rd exit signposted Rosyth onto Admiralty Road. Continue for approx 100 yards where you will find the property located on your left hand side as signposted.

VIEWING

By appointment with Morgans telephone 01383 620222.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

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