



**9 Selvage Street
Rosyth KY11 2QB**

**Offers in Region of
£80,000**

- Mid Terraced Villa
- Spacious Lounge
- Fitted Kitchen
- 2 Double Bedrooms
- Family Bathroom
- G C H & D G
- Front & Rear Gardens
- Off Street Parking

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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.

DESCRIPTION

A well appointed mid terraced villa located within what has proven to be a popular residential area offering spacious accommodation formed over two levels, altered by the current owners from a three bedroom and now offers a spacious two bedroom home. The accommodation briefly comprises entrance hallway, lounge and kitchen on the lower level with stairs leading to the first floor landing giving access to two bedrooms and family bathroom. The property benefits from gas central heating and double glazing and externally further benefits from mature garden grounds to the front and rear with a monoblocked driveway to the front. Rarely available on the open market, early viewing comes highly recommended.

ENTRANCE HALLWAY

A bright and welcoming reception hallway featuring tile effect laminate flooring. Radiator. Understair storage cupboard. Window to the front. Electric meters.

**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. Focal point living flame gas fire and surround. Feature vertical radiator. Carpeted. Ample power points. TV and telephone points. Open plan archway to kitchen.

**KITCHEN**

3.51m(11'6") x 3.12m(10'3")

The kitchen is accessed via the open plan archway from the lounge or separate access door from the hallway, the kitchen features a window formation to the rear as well as patio doors which lead to the rear garden. The kitchen area comprises wall and floor mounted units with complementary wipe clean work surfaces which incorporate within a stainless steel sink and drainer, gas hob, electric oven and hood. There is also a feature island unit with a step up to the main kitchen area. Tiled splashback to worktop areas. Radiator. Ample power points. Spotlights.

**UPPER LANDING**

Stairs lead to the first floor landing. Window to the front. Wood panelling to ceiling. Loft hatch. Power point.

BEDROOM 1

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

A bright and spacious double bedroom with a window formation to the front and rear. Carpeted. Radiator. Ample power points. Storage cupboard which houses the boiler.

BEDROOM 2

3.63m(11'11") x 2.54m(8'4")

A second double bedroom with a window formation to the front. Carpeted. Radiator. Ample power points.

BATHROOM

3.12m(10'3") x 2.26m(7'5")

Originally altered from a third bedroom to make a spacious family bathroom with frosted window to the rear. Comprises three piece suite of low level wc, washhand basin with vanity area and bath. Tiling to bath area. Tiling to floor. Storage cupboard housing the water tank. Radiator.

**GARDENS AND GROUNDS**

The front garden is a mature planted area with large monoblocked driveway providing ample off street

parking. The rear is again well established which is mainly laid to lawn with bedded border featuring a wide range of mature shrubs. Enclosed within fencing. Garden shed.

**EXTRAS INC IN SALE PRICE**

All floor coverings, light fittings, blinds and the garden shed.

VIEWING

By appointment with Morgans telephone 01383 620222 or ESPC Sat & Sun on 01383 605000.

TRAVEL DIRECTIONS

From Dunfermline head south to Rosyth. At the first roundabout continue straight ahead. At the second roundabout turn left into Queensferry Road. Follow the road until you come to the next roundabout where you will go straight ahead into Castlandhill Road, then first left into Selvage Street where you will find the property located on the righthand side (as signposted).

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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