



**118 Admiralty Road
Rosyth KY11 2QJ**

**Offers Over
£119,500**

- Entrance Hall
- Lounge
- 3 Bedrooms (Mstr Ensuite)
- Large Gardens F & R
- Shower Room
- Modern Kitchen
- GCH & Recent DG
- Driveway & Garage

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Morgans

*Solicitors, Estate Agents &
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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

Opportunity to acquire this well presented and spacious three bed end terraced villa providing superb family accommodation or for couples alike. The property is offered in move-in condition and has been totally upgraded and renovated over the last two years. The subjects briefly comprise reception hall, downstairs shower room, spacious lounge, modern kitchen. And on the upper level there are three good size bedrooms with master ensuite facilities. This particular property has double glazing and a new condenser gas central heating boiler. There are attractive and large gardens to the front and rear with part paved/monobloc driveway leading to single car garage. Early viewing is highly recommended to appreciate the standard of accommodation throughout.

ENTRANCE

Entry to the property is gained via the side elevation through secure UPVC door leading into reception hall.

RECEPTION HALL

Laminate flooring throughout with carpeted staircase and balustrade to upper level. Cloaks cupboard housing the switch gear and meters.

**FAMILY BATHROOM**

2.18m(7'2") x 1.63m(5'4")

The bathroom has been newly fitted to include white suite with shower mixer over bath.

LOUNGE

5.44m(17'10") x 3.40m(11'2")

Spacious lounge with two radiators and feature spotlights with laminate flooring throughout and ample space for free standing furniture. Small recess with light (decoration only).

KITCHEN

3.40m(11'2") x 2.29m(7'6")

Modern and contemporary fitted kitchen with an abundance of base and wall units with complimentary worktops. The kitchen is approximately 6 months old with two window formation overlooking gardens. Complimentary quarry tiles to floor with integrated appliances including stainless steel sink and drainer with mixer tap plumbed for automatic washing machine together with integral fridge freezer and gas hob and oven with overhead extractor hood. Radiator.

UPPER LEVEL

As mentioned a carpeted staircase with moulded balustrade leads to the upper landing giving access to attic.

BEDROOM 1

3.40m(11'2") x 3.35m(11'0")

In good order throughout this front facing double bedroom has an integrated cupboard ideal for linen and a separate cupboard housing the boiler. Ceiling coving. Carpeted. Radiator.

**ENSUITE**

An essential in any family home the ensuite facilities are fully

tiled throughout with shower cubicle and white W.C. and wash hand basin. Complimentary quarry tiles to floor.

BEDROOM 2

3.18m(10'5") x 3.02m(9'11")

Second double bedroom is rear facing again in good decorative order with ample space for free standing furniture. Ceiling coving. Carpeted. Radiator.

BEDROOM 3

2.92m(9'7") x 2.62m(8'7")

The third double bedroom again is in good order throughout with ample space for free standing furniture. Ceiling coving. Carpeted. Radiator.

**GARDENS AND GROUNDS**

One of the main features of this property are the attractive garden grounds to the front and rear which are well established and mature. The front gardens are mainly laid to lawn with mature shrubs surrounding. The rear gardens are terraced with large patio area, ideal in the summer months for garden furniture/alfresco dining. The gardens are bounded by fencing providing a child and pet safe environment. They are laid to lawn for easy maintenance with drying facilities. Summerhouse included in sale price.

**GARAGE / DRIVEWAY**

There is a part paved/monobloc driveway giving access for up to three vehicles leading to a single car timber garage with power and light and alarm within.

**EXTRAS INCL. IN SALE PRICE**

All floor coverings, blinds, light fittings, integrated kitchen appliances and summerhouse.

VIEWING

By appointment with Morgans telephone 01383 620222 or ESPC on Saturday afternoons and Sunday on 01383 605000

TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the City Centre head south via Queensferry Road towards Rosyth. On approach to Rosyth Train Station on the B980 continue over the double roundabout heading along Kings Road. On passing Kings Road Primary School take the first exit on your left into Admiralty Road and continue to the next roundabout going straight over where the property is situated on the right hand side as signposted.

MORGANS PROPERTY PACKAGE

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