



**58 Grampian Road
Rosyth KY11 2ES**

**Fixed Price
£87,000**

- Mid Terraced Villa
- Modern Fitted Kitchen
- Family Bathroom
- Front & Rear Gardens
- Spacious Lounge
- 3 Bedrooms
- G C H & D G
- Allocated Parking Space

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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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

Well presented mid terraced villa situated within what has proven to be a popular residential location. Accommodation is formed over two levels and briefly comprises entrance hallway, lounge and fitted kitchen on the lower level, with stairs leading to the upper landing giving access to three bedrooms and family bathroom. The property benefits from gas central heating and double glazing and externally further benefits from front and rear garden grounds and an allocated parking space. The property is a credit to its current owner and early inspection comes highly recommended as a high level of interest is anticipated.

ENTRANCE HALLWAY

A bright and welcoming reception hallway. Carpeted. Radiator. Ample power points. Housing containing meters. Access to downstairs accommodation.

LOUNGE

5.23m(17'2") x 3.56m(11'8")
A spacious public lounge currently utilised as a lounge/dining room. Window formation to the front. Two radiators. Carpeted. Ample power points. TV and telephone points.

**KITCHEN**

4.45m(14'7") x 2.01m(6'7")
A modern fitted kitchen with window formation to the rear. Comprises wall and floor mounted units with complementary wipe clean work surfaces. Stainless steel sink with drainer. Gas hob, electric oven and hood. Integrated fridge freezer and washing machine. Housing containing boiler. Tiling to worktop areas. Radiator. Ample power points. Storage cupboard.

REAR HALLWAY

Walk in storage cupboard. Door leading to the rear garden. Stairs lead to the first floor landing. Carpeted. Access to all other accommodation. Loft hatch. Storage cupboard.

BEDROOM 1

3.53m(11'7") x 3.25m(10'8")
A bright double bedroom with a window formation to the front. Fitted wardrobes providing hanging and shelving space. Carpeted. Radiator. Ample power points.

**BEDROOM 2**

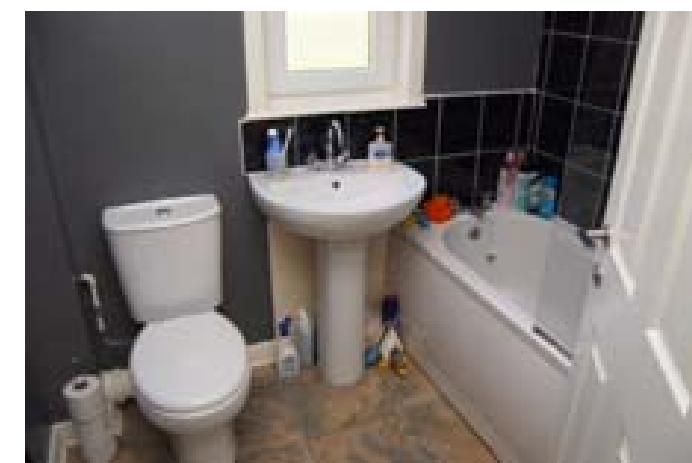
3.35m(11'0") x 3.20m(10'6")
A second double bedroom with a window formation to the rear. Fitted wardrobes providing hanging and shelving space. Radiator. Ample power points.

**BEDROOM 3**

2.21m(7'3") x 1.91m(6'3")
A single bedroom with a window formation to the front. Carpeted. Radiator. Ample power points.

**BATHROOM**

The bathroom has a frosted window to the rear. Comprises three piece suite of low level wc, washhand basin and bath. Tiling to bath and washhand basin areas. Radiator.

**GARDENS AND GROUNDS**

The gardens are mainly laid to lawn, with the rear gardening being enclosed within fencing. Allocated parking space located at the end of the row of terraced houses.

VIEWING

By appointment with Morgans telephone 01383 620222.

EXTRAS INC IN SALE PRICE

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

TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the City centre head south via Queensferry Road towards Rosyth. At the double roundabout continue into Kings Road with Tesco on the lefthand side. Continue through two further roundabouts heading towards the Dockyard area and ferry ports. At the next main roundabout turn left into Ferry Toll Road. Continue along for a few hundred yards turning left into Grampian Road following the road up where the property is situated on your righthand side (as signposted).

MORGANS PROPERTY PACKAGE

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