



Stirling Eunson & Ferguson

Solicitors & Estate Agents

Established 1910

please call stirling eunson & ferguson on:

01383 748900



10 Caledonia Court, Rosyth, Dunfermline KY11 2ZJ

Fixed Price £279,950

for sale:

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This Thomas Mitchell 'Atherton' detached villa finished to a high specification is located in a small new development and offers spacious and flexible accommodation ideal for families. The property is well placed for access onto the M90 for travel both North and South. Comprising reception hallway, lounge with French doors through to formal dining room, breakfasting kitchen, utility room, study and downstairs WC. Upstairs master bedroom with en suite shower room, bedroom two and three which have access to a Jack and Jill en suite shower room and further bedroom. The property benefits from gas central heating and double glazing. A monoblock driveway and double integral garage provides off street parking. In addition to this the property has South facing rear gardens. Internal viewing is highly recommended to fully appreciate the space and layout on offer within this property. An appointment to view can be made by contacting Stirling, Eunson & Ferguson or at weekends contact the ESPC on 01383 605000.

Rosyth has local shopping facilities, primary schooling and a regular bus service in operation which connects the area to Dunfermline where there is a wider range of facilities and amenities. For the commuter there is excellent access onto the M90 motorway and there are railway stations at Rosyth and Inverkeithing.

Directions

On entering Rosyth from Dunfermline go straight on at the roundabout then at the next roundabout turn right into Primrose Lane. The entrance to the development is adjacent to Primrose Doctor's surgery. Number 10 is the first detached property located after the townhouses and is indicated by our For Sale board.

RECEPTION HALLWAY

Entry through solid oak door with glazed inset and glazed side panels into reception hallway. Stairs lead off to the upper apartments. Access through to lounge, dining room, study, downstairs WC and breakfasting kitchen. Plain coving. Telephone point. Built in storage cupboard.

LOUNGE

15'9 x 13'0

Principal public room which has box window to the front. Telephone point. Plain coving. French doors lead through to the formal dining room.

DINING ROOM

12'8 x 10'2

Formal dining room which has window to the rear overlooking gardens. TV aerial socket. Telephone point. Plain coving. This room is currently utilised as a further sitting room.

STUDY

7'4 x 7'6

Study with window to the rear. Telephone point.

KITCHEN

16'3 x 10'2

Storage provided by modern floor and wall mounted units with complementary work surface areas, 1 1/2 bowl stainless steel sink, side drainer and central mixing taps. In built appliances include a Zanussi stainless steel gas hob with oven and grill below and overhead extractor fan with light. Stainless steel back plate. Splashback tiling around the work surface areas. Under pelmet lighting. Space for breakfasting table and chairs. Window and French doors lead onto the rear gardens. Halogen downlighters. Access through to the utility room.

UTILITY ROOM

Storage provided by floor mounted units with complementary work surface areas, stainless steel sink, side drainer and central mixing taps. Plumbing for automatic washing machine. Window and glazed door leads onto gardens. Access to garage.

UPPER LANDING

The upper landing connects to four bedrooms and bathroom. Plain coving. Two built in storage cupboards.

MASTER BEDROOM

14'11 x 12'11

Impressive size master bedroom which has twin windows to the front. Telephone point. TV aerial socket. Storage provided by built in wardrobes, shelf and hanging space, sliding doors, one of which conceals the access to the en suite shower room.

EN SUITE SHOWER ROOM

This room features a low set WC, wash hand basin incorporated within a vanity unit with storage below and shower cubicle with glazed shower screen. Tiling to full height around the shower area. Halogen downlighter. Ceiling mounted extractor.

BEDROOM 2

13'0 x 11'8

Bedroom with window to the front. Storage provided by two built in wardrobes, shelf and hanging space, mirror sliding doors. TV aerial socket. Access to Jack and Jill en suite shower room.

BEDROOM 3

11'7 x 9'3

Bedroom with window to the rear. Storage provided by built in wardrobes, shelf and hanging space, mirror sliding doors. Access to Jack and Jill en suite shower room.

EN SUITE SHOWER ROOM

This room features a low set WC, pedestal wash hand basin and shower cubicle with glazed shower screen. Luxury tiling around the shower area. Opaque glazed window. Ceiling mounted extractor.

BEDROOM 4

13'9 x 10'3

Bedroom with window to the rear. Storage provided by built in wardrobes, shelf and hanging space, mirror sliding doors.

CENTRAL HEATING

The property has gas central heating.

DOUBLE GLAZING

The property is double glazed.

GARDENS

The gardens to the rear are South facing and fully enclosed by timber fencing. There is a lawn section with rotary clothes dryer in position. The gardens to the front are principally laid to lawn with a monoblock driveway providing off street parking and access to the garage.

GARAGE

There is a double integral garage with metal up and over door. Power and light. Courtesy access door into utility room.

PRE SALE VALUATION

We are pleased to offer a free, no obligation pre sale valuation on your property. Please contact our Property Manager Anne Devaney on 01383 840093 for more information or an appointment.

The particulars contained herein are believed to be accurate but they are not guaranteed nor do they form part of an offer to sell. All dimensions are approximate only and included for guidance. Electrical and/or gas appliances have not been checked and no warranty is given as to their condition.



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