



Stevenson Marshall
Property & Law

23 Newton Place
Rosyth, KY11 2LX

Offers in the region of £90,000

23 Newton Place, Rosyth

A traditional end terraced villa in popular location close to Town Centre and Railway Station.

Accommodation comprises reception hallway, bright lounge, kitchen, bathroom, upper landing and three bedrooms.

Gas central heating and original sash and case windows are installed with good storage throughout.

There is a generous garden to front and rear with patio area, lawn section and timber garden shed.

Room sizes and accommodation

Entrance hallway

Lounge 4.74m x 3.10m (15'7 x 10'2)

Kitchen 1.59m x 1.24m (5'2 x 4'1)

Bathroom 2.19m x 1.40m (7'3 x 4'7)

Upper landing

Bedroom 1 3.73m x 2.89m (12'3 x 9'6)

Bedroom 2 2.86m x 3.40m (9'5 x 11'2)

Bedroom 3 2.89m x 1.97m (9'5 x 6'6)

Newton Place is centrally located within walking distance of Rosyth Town Centre and Railway Station (services to Edinburgh). Regular bus services operate within the immediate vicinity and there are local shops and primary schools. Available close by are a variety of shops including banks and Tesco Supermarket. Rosyth is situated only 3 miles due south of Dunfermline offering easy access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridge). Rosyth is characterised by numerous tree line avenues and a central park.

Viewing: An appointment to view be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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