



Stevenson Marshall
Property & Law

78 Park Road
Rosyth, KY11 2JL

Offers in the region of £110,000

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A cleverly extended semi-detached villa with driveway to side and neat garden ground to front and rear.

There is a flexible internal layout which includes a reception hallway, lounge, kitchen, downstairs bedroom/dining room, large wet room, upper landing, three further bedrooms and bathroom.

Gas central heating is installed with double glazed windows, period fireplaces throughout and excellent storage.

The property boasts generous garden ground which is mainly laid to lawn with lovely mature apple tree to rear, drying facilities and driveway to front providing ample off street parking.

Entrance hallway

Lounge 3.40m x 3.82m (11'2 x 12'6)

Dining room/downstairs bedroom 3.94m x 2.82m (12'11 x 9'3)

Kitchen 3.30m x 2.31m (10'10 x 7'7)

Wet room 3.40m x 1.95m (11'2 x 6'5)

Upper landing

Bedroom 1 4.11m x 3.71m (13'6 x 12'2)

Bedroom 2 3.57m x 2.71m (11'9 x 8'11)

Bedroom 3 2.51m x 2.96m (8'3 x 9'9)

Bathroom 2.20m x 1.96m (7'2 x 6'5)

Park Road 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 can be made by contacting selling Agents on 01383 721141.



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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