



Stevenson Marshall
Property & Law

50 Caledonia Court
Rosyth, KY11 2ZJ

Offers in the region of £275,000

50 Caledonia Court, Rosyth

A beautifully presented detached villa with impressive mature gardens and pleasant open outlooks to rear.

There is a good internal layout which includes, a reception hallway, lounge, dining room, kitchen/family area, utility room, WC/cloaks, upper landing, 4 bedrooms, 2 en-suites and family bathroom.

Gas central heating is installed with double glazed windows, flexible layout, good storage, quality hardwood finishing and fresh décor throughout.





Accommodation and room sizes

Lounge 4.19m x 4.85m (13'9 x 15'11)

WC

1.50m x 1.70m (4'11 x 5'7)

Kit/family rm 3.28m x 6.70m (French Doors)
(10'9 x 21'11)

Utility 1.90m x 1.90m (6'2 x 6'2)

Dining Room 4.10m x 2.7m (13'5 x 8'10)

Bedroom 1 4.10m x 3.99m (13'5 x 13'1)

En-suite

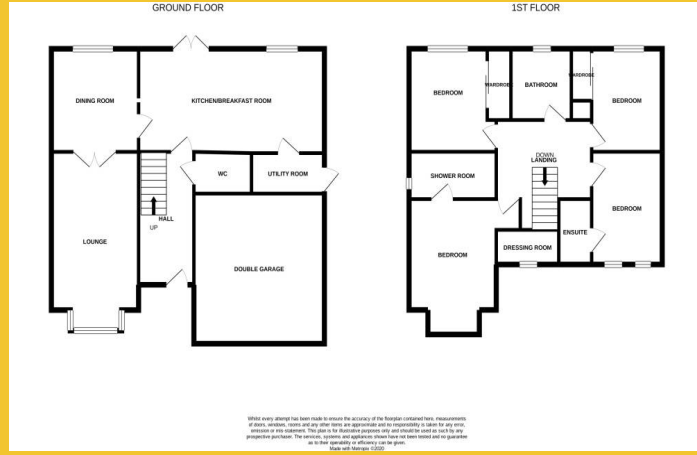
Bedroom 2 3.36m x 3.77m (11'0 x 12'4)

En-suite

Bedroom 3 2.90m x 3.16m (9'6 x 10'4)

Bedroom 4 3.70m x 3.24m (12'1 x 10'7)

Bathroom 2.34m x 2.57m (7'8 x 8'5)



While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of plots, areas, volume and other data are given as approximate and are not intended to be used for any purpose other than for guidance. The purchaser, applicants and applicants should have the site inspected and no guarantee is made as to the accuracy of the foregoing. The purchaser, applicants and applicants should have the site inspected and no guarantee is made as to the accuracy of the foregoing. Date: 10/08/2010

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Gas central heating is installed with double glazed windows, flexible layout, good storage, quality hardwood finishing and fresh décor throughout.

The garden features a generous manicured lawn, quality decking, shrubs, trees and maximum privacy.

Caledonia Court is 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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