



Stevenson Marshall
Property & Law

27 Parkside Street
Rosyth, KY11 2LP

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A traditional mid terraced villa in sought after location close to Rosyth Town Centre and railway station.

There is an excellent layout, which includes a reception hallway, full length lounge/diner, kitchen, upper landing, three bedrooms and shower room.

Gas central heating and a combination of double glazed and sash and case windows are installed throughout. The property benefits from excellent storage and pleasant outlooks to rear.

The most impressive mature garden to rear, enjoys an extensive lawn, drying facilities and a south facing aspect.

Parkside Street 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 banks and a Tesco Supermarket. Rosyth is situated only three miles due south of Dunfermline, offering easy access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridges). Rosyth is characterised by numerous tree lined avenues and a central park.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.