

# 32E Caledonia Court

ROSYTH, FIFE, KY11 2ZJ



*THIS PROPERTY IS SUBJECT TO A  
BUYERS PREMIUM*



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McEwan Fraser Legal is delighted to present to the market this spacious, second-floor, two-bedroom apartment with fantastic commuter links. Located in a popular residential area and within a short walk of the train station viewing is highly recommended.

The property has been freshly decorated throughout and has been very well maintained and looked after by the current owners. Accommodation comprises, spacious entrance hallway with a large storage cupboard, a bright and spacious lounge with feature bay window providing an open outlook, fully fitted kitchen benefiting from a range of integrated appliances, including a gas hob, electric oven, extractor hood, integrated dishwasher, washing machine and fridge freezer, master bedroom with a double built-in wardrobe and an en-suite shower room. Bedroom two is a double bedroom with a double built-in wardrobe and a good size partially tiled family bathroom.

This property also benefits from; gas central heating as well as under-floor heating, full double glazing, a secure door entry system, residents parking, as well as visitor parking spaces and well-maintained communal garden grounds surrounding the property.

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**bedroom 1**









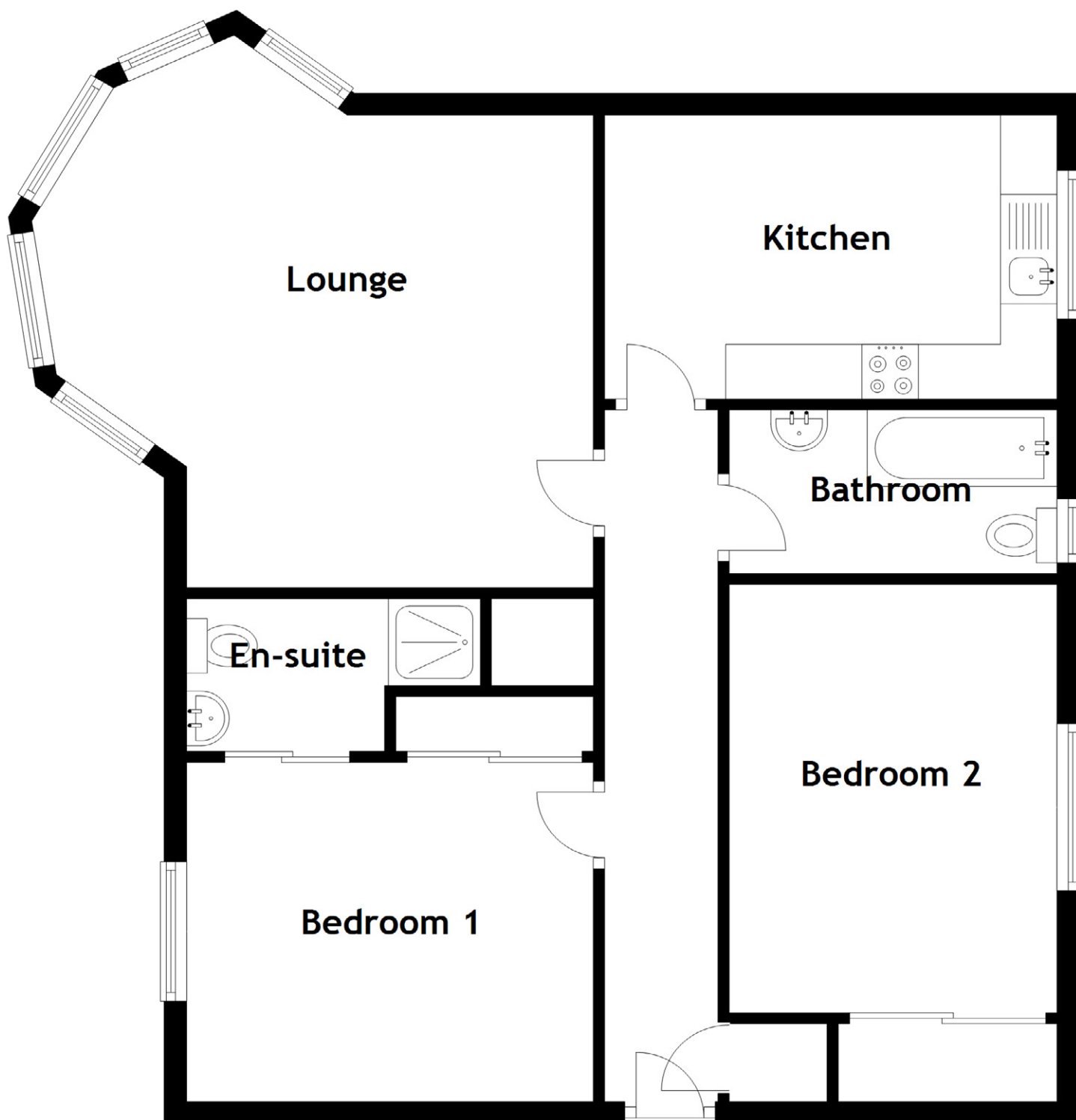
**bedroom 2**











Approximate Dimensions

(Taken from the widest point)

Lounge	4.90m (16'1") x 4.80m (15'9")	En-suite	2.60m (8'6") x 1.40m (4'7")
Kitchen	4.00m (13'2") x 2.60m (8'6")		
Bedroom 1	3.60m (11'10") x 3.10m (10'2")	Gross internal floor area (m <sup>2</sup> ): 73m <sup>2</sup>	
Bedroom 2	4.10m (13'5") x 3.92m (12'10")	EPC Rating: B	
Bathroom	2.90m (9'6") x 1.50m (4'11")	Buyer's Premium Value: £2000	





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Rosyth is located on the Firth of Forth some three miles south of the centre of Dunfermline. Within Rosyth's main thoroughfare, there is a good selection of shops for everyday requirements including a Tesco supermarket and Sainsburys local.

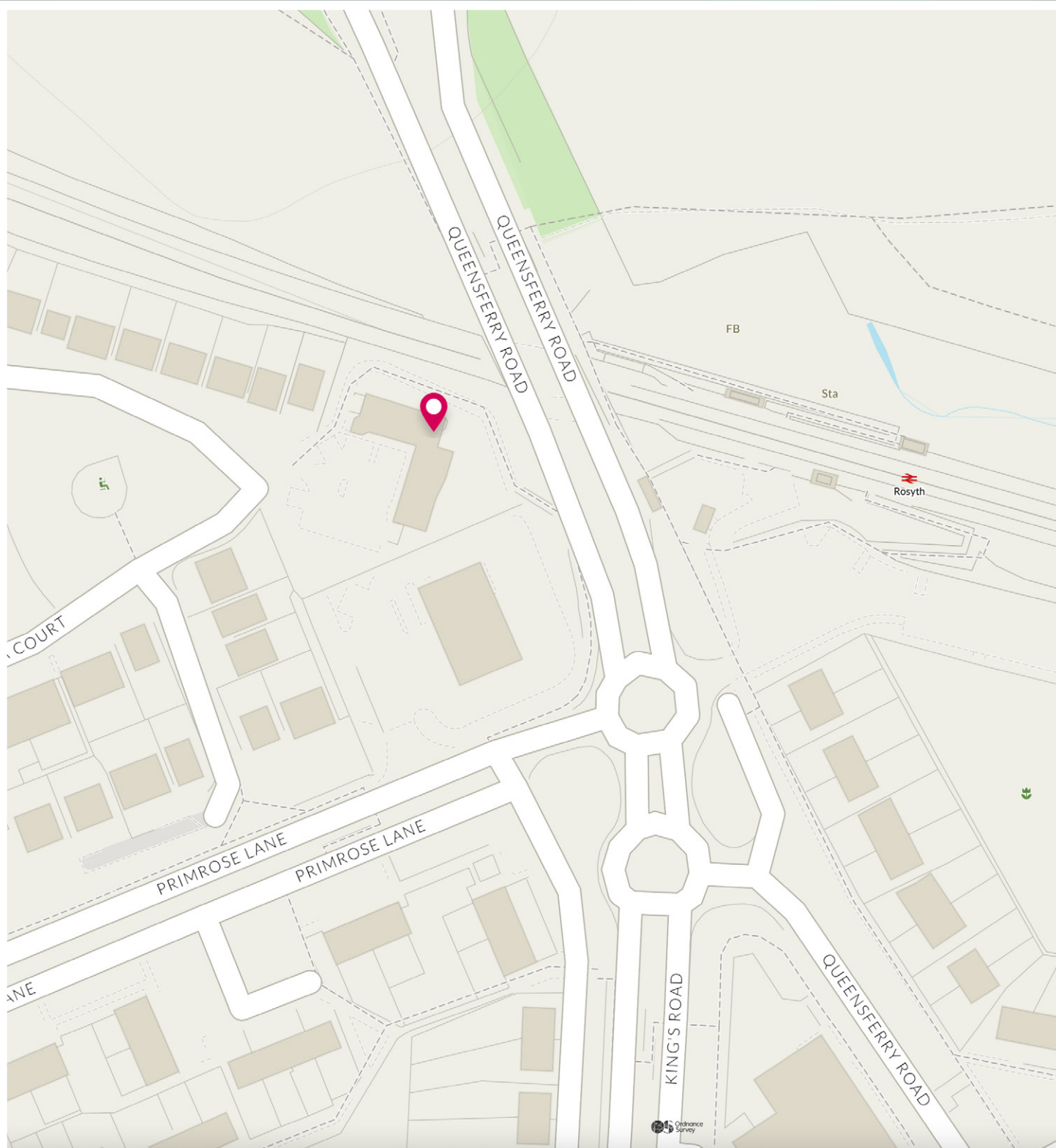
This is an excellent commuter base for those travelling north and south of the Forth Bridges by road or rail, located a mile from the new Queensferry crossing this gives an ease of transport for the commuter. The Ferry toll park and ride facility at Inverkeithing provides a stress-free and economical way of commuting to Edinburgh and the airport whilst the train station offers direct trains to Aberdeen and London. All of which are under two miles from the property. Edinburgh city centre is a twenty-five minute drive away.

Schooling of good repute can be found for primary education in Rosyth and further secondary education in nearby Dunfermline. Situated by the Firth of Forth there is an abundance of picturesque villages and ample walking routes for dogs along the coast. There are many employment opportunities in the town with major employers based locally and with plans underway to develop the waterfront, Rosyth has a bright future.

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## The Location





# McEwan Fraser Legal

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