

14 Hillwood Terrace

ROSYTH, FIFE, KY11 2DJ



*LOVELY THREE BEDROOM HOUSE WELL
POSITIONED WITH EXCELLENT COMMUTER LINKS*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are proud to present this beautifully appointed mid-terrace villa set within a popular residential area. The property has been extended and well maintained both inside and out by its owners and is presented to the market in move-in condition.

Entrance is via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front with a door leading to the kitchen. The kitchen/dining area has a full range of modern floor and wall mounted units. The dining area is a good size with access to the rear gardens. The lovely three-piece family bathroom is also located on the ground level.

To the upper level, there are three double bedrooms with the master benefiting from a wardrobe.





the kitchen

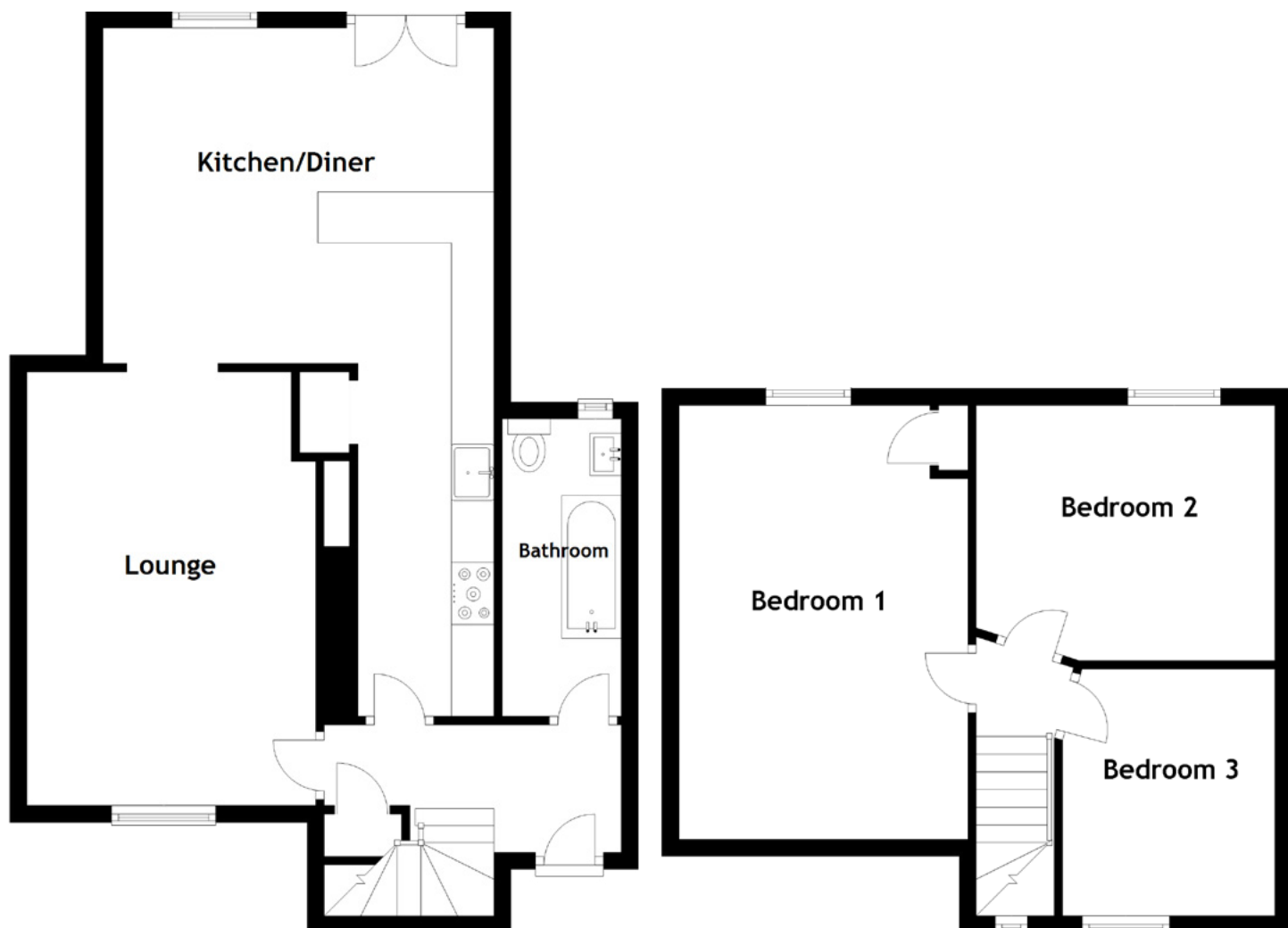


dining area



bathroom & bedrooms





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	8.10m (26'7") x 4.60m (15'1")	Bedroom 3	2.90m (9'6") x 2.50m (8'2")
Lounge	5.10m (16'9") x 3.40m (11'2")	Gross internal floor area (m ²): 97m ² EPC Rating: D	
Bathroom	3.50m (11'6") x 1.40m (4'7")		
Bedroom 1	5.10m (16'9") x 3.40m (11'2")		
Bedroom 2	3.20m (10'6") x 3.00m (9'10")		





The rear gardens are low maintenance and it offers a bespoke summer house that has been kitted out and is the perfect place to entertain. The property features gas central heating and double glazing. Off-street parking is provided by a large driveway to the front of the property and there are well-maintained gardens to the front and rear. In particular, the rear gardens are low maintenance with a secure fence surrounding.





summer house





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 Sainsbury's 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.

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 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.

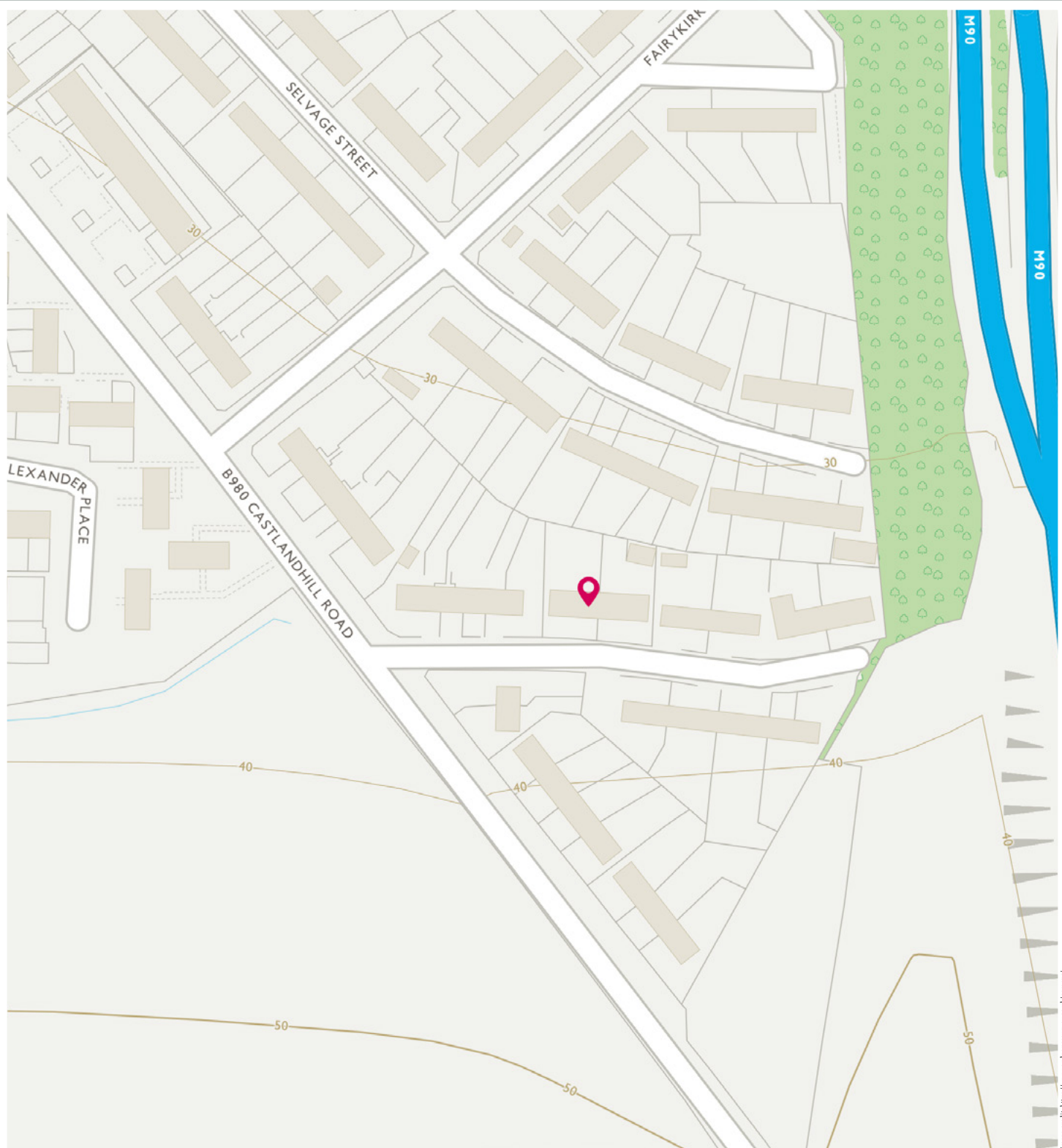


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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