




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

2 Hilton Cottages

HILTON ROAD, ROSYTH, DUNFERMLINE, FIFE, KY11 3HA



This cottage is located off the A985 between Rosyth and Limekilns, closer to Limekilns, and in a semi-rural location. 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 shopping for everyday requirements including local Sainsbury and Tesco supermarkets.

This is an excellent commuter base for those travelling north and south of the Forth Bridges by road or rail, with the new bridge being built this will give 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. Schooling of good repute can be found for Primary education in Rosyth and further secondary education in nearby Dunfermline. This home is in the catchment for Limekilns primary school. Rosyth also has its own railway station offering regular services in and around the Fife circle. Close proximity to the M90 and on the Fife Circle Line train route makes this area very popular for those wishing to commute to Edinburgh.



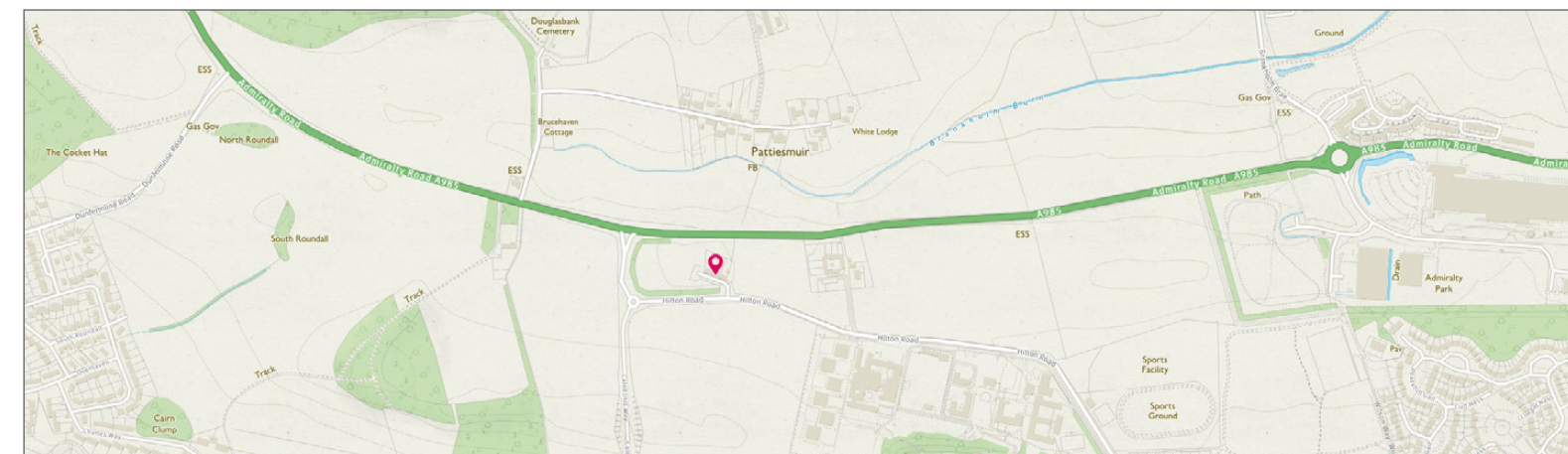


Part exchange available, offering excellent value for money, this well presented mid-terraced cottage offers spacious accommodation with all the charm expected from a Scottish cottage. Sitting close to Limekilns and all the amenities on offer there including some great pubs and cafes, this cottage is sure to please.

The entrance Hallway offers access to the bedroom and the lounge. The lounge is front facing with a sash and case window adding to the charm. A log burning stove not only creates warmth but adds a focal point that anchors the furniture in the room. A door from the lounge leads to the kitchen with a door to the garden. The bedroom enjoys a second log-burning stove, adding to the romance of the cottage feel. This room is spacious enough for free standing furniture and a 'dolly-maid' pulley has been added for practicality.

The bathroom continues the cottage theme with a freestanding bath and stylish sanitary ware. Tongue and groove panelling to dado height creates a warm atmosphere. The garden to the rear is clearly bounded by wooden fencing and offers a shed and a summer house along with stress-free drying green.





DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.80m (12'6")
Kitchen	5.10m (16'9") x 1.90m (6'3")
Bedroom	4.30m (14'1") x 3.40m (11'2")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m²): 57m²

EPC Rating: G



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer