

131 Queensferry Road

DUNFERMLINE, ROSYTH, KY11 2PP



Two-bedroom mid-terrace villa with a large drive to the rear for parking two cars



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to introduce to the market this beautifully presented and spacious two-bedroom mid-terraced villa set within a popular residential area of Rosyth.

THE LOUNGE



Briefly comprising:
reception hallway with
stairs to the upper floor.
The lounge is pleasantly
situated to the front of the
property, a window to the
front gives the room plenty
of natural light throughout
and laminate flooring adds
a modern touch.

THE KITCHEN



The modern kitchen is well equipped with a good range of wall and base mounted units and there is ample room for a table and chairs. A door from the kitchen opens to the gardens and the drive where parking is available for two cars, highly desirable in this part of Rosyth.





There are two bedrooms and the main bedroom offers fitted wardrobes.

The three-piece bathroom includes an over-bath shower, wash hand basin and WC.

BEDROOM 1



BEDROOM 2



THE BATHROOM

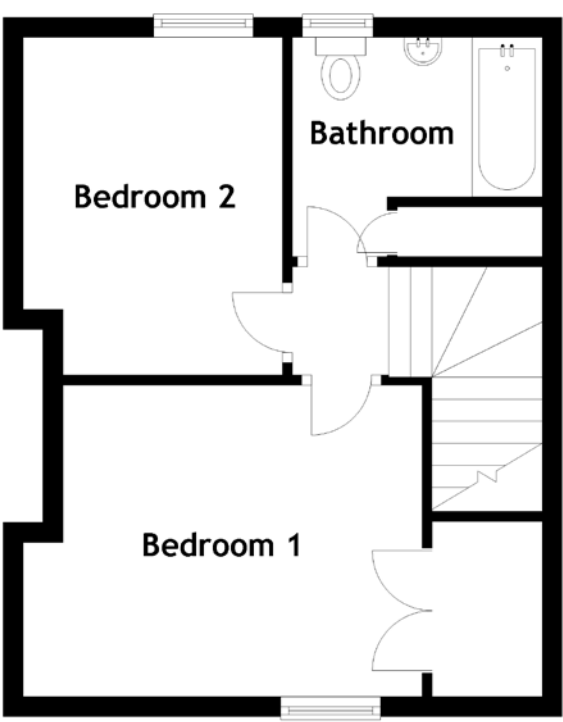
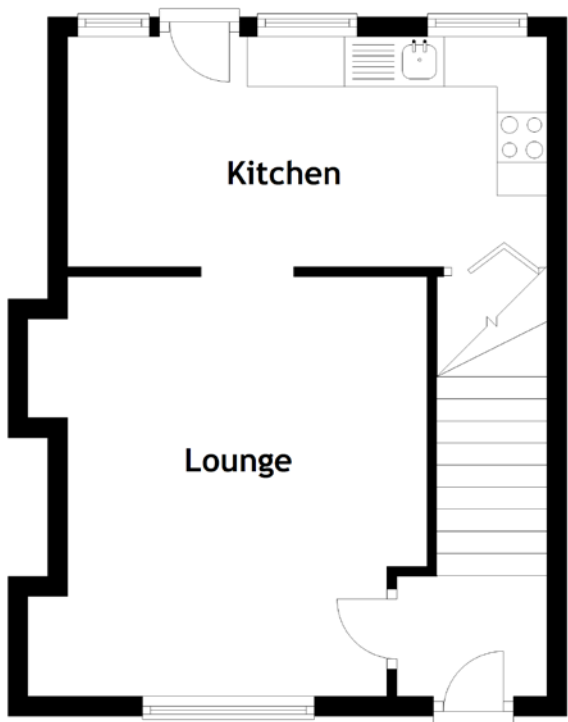


Viewing of this property is highly recommended, especially as it is set within a sought after area and within a short commuting distance to Edinburgh, this well-presented home provides numerous benefits to buyers and would equally suit an investor as there is high demand for rental properties in the Rosyth area.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

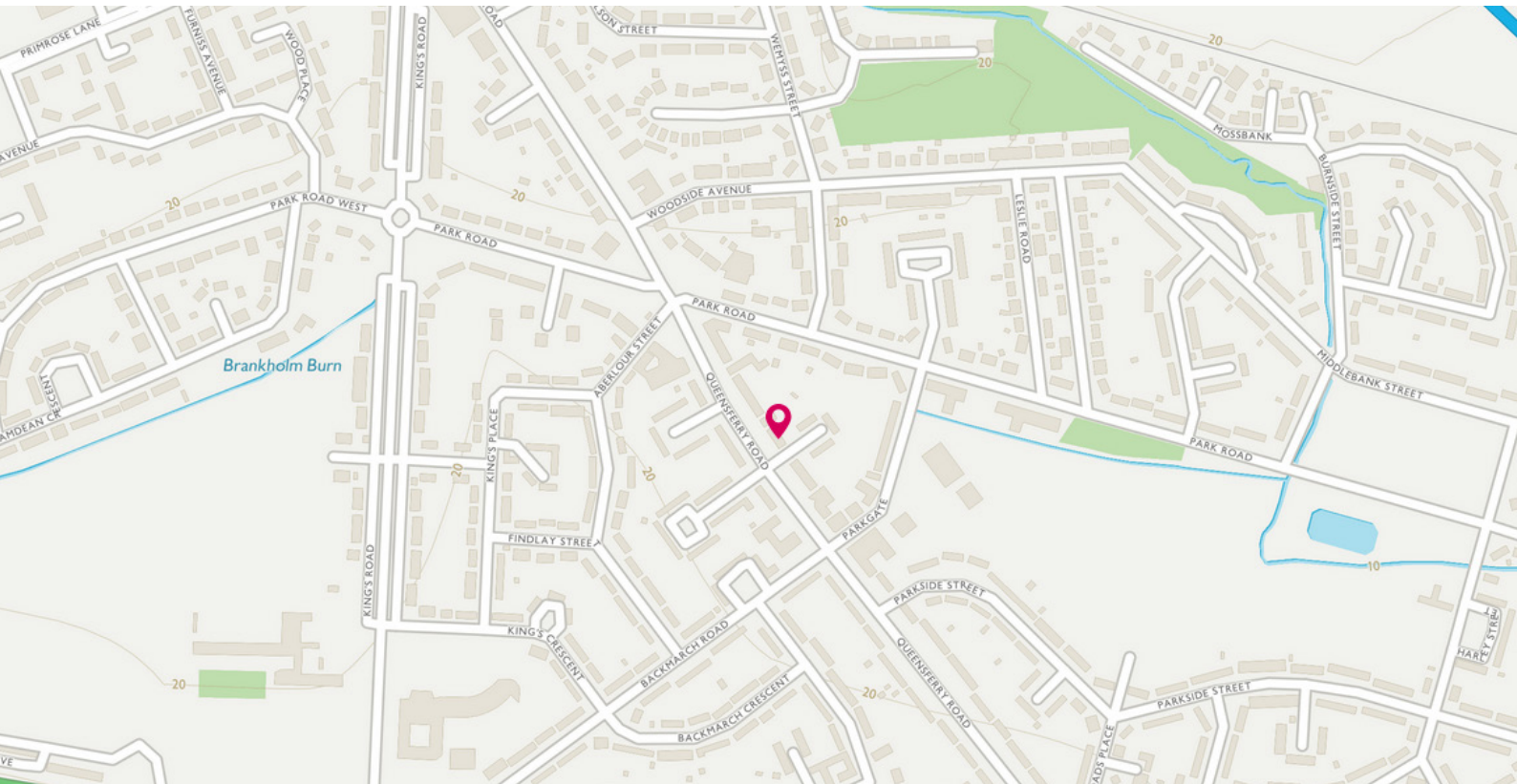


Approximate Dimensions (Taken from the widest point)

Kitchen	4.80m (15'9") x 2.30m (7'7")
Lounge	4.20m (13'9") x 3.60m (11'10")
Bedroom 1	3.90m (12'9") x 3.10m (10'2")

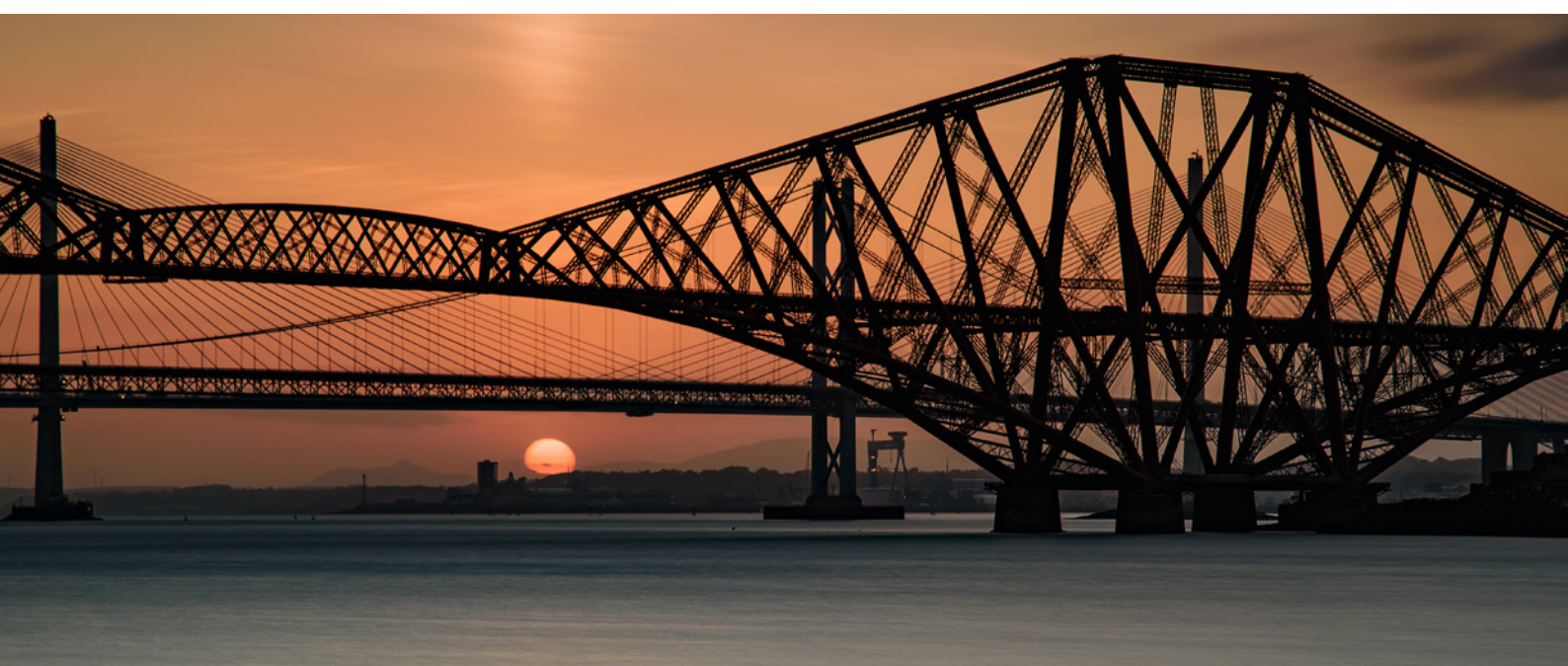
Bedroom 2	3.38m (11'1") x 2.20m (7'3")
Bathroom	2.50m (8'2") x 1.60m (5'3")

Gross internal floor area (m²): 65m²
EPC Rating: C



THE 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 a local Tesco supermarket.





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 Halbeath provides a stress-free and economical way of commuting to Edinburgh and the Airport. Rosyth also has its own railway station offering regular services in and around the Fife circle.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

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.