

31 Nelson Street

DUNFERMLINE, KY11 2JU



Wonderful three bedroom home with generous garden grounds located in the heart of the town



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



An excellent opportunity has arisen to acquire this lovely semi-detached house, well situated in the heart of Rosyth. Viewing this property is highly recommended.

THE LOUNGE



Internally the accommodation is in good decorative order, briefly comprising on the ground floor an entrance hallway, lounge with large window letting in an abundance of light, a modern and bright kitchen with an integrated gas hob/electric oven with extractor fan and ample wall and base units and access to the rear gardens. The dining room has space for a table and six chairs for more formal dining with French doors. This room could also be used as a third bedroom if desired.

THE KITCHEN



THE DINING ROOM/BED 3



Upstairs there are two large double bedrooms which include the impressive master bedroom with storage. There is ample storage throughout the upper floor. The wonderful fully tiled three-piece family bathroom with a walk-in shower is also located on the upper level.

BEDROOM 1



BEDROOM 2 & THE BATHROOM

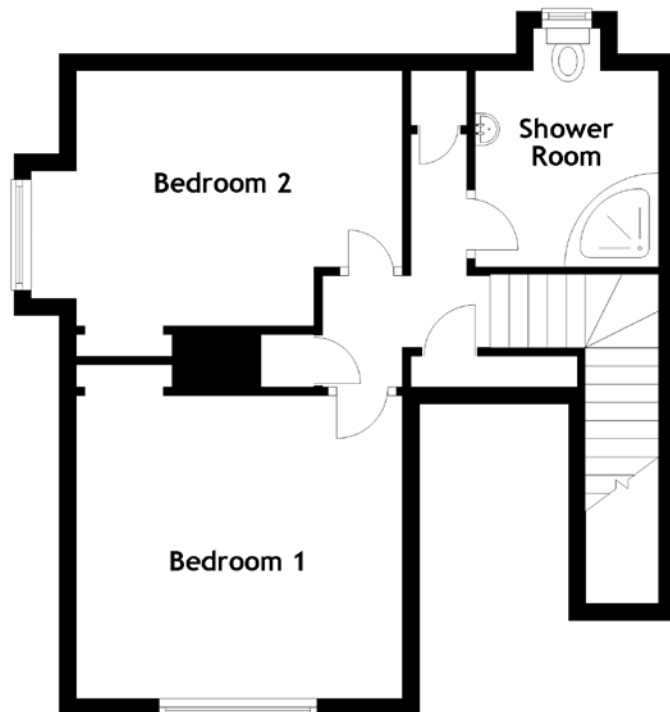
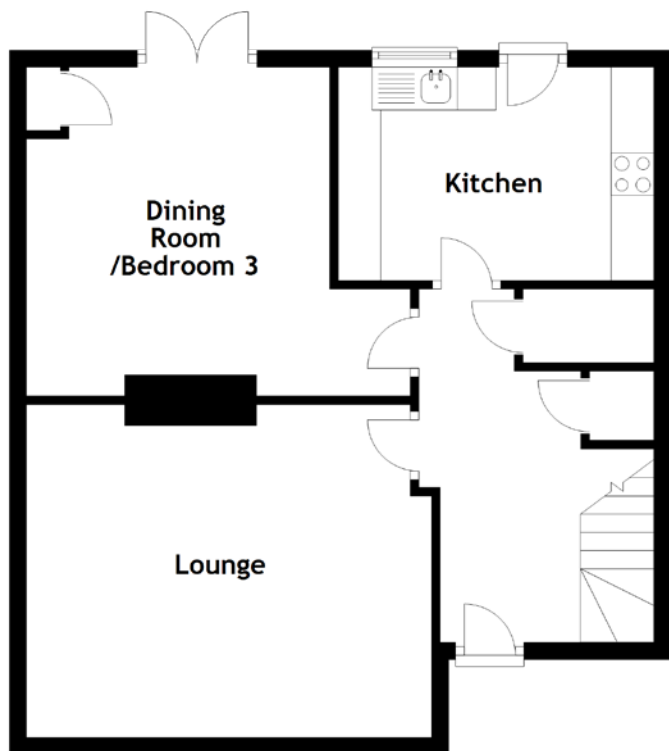


The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include a driveway to the side which leads to the large double garage with an electric door. This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to 6 cars, as well as more than adequate unrestricted on-street parking to accommodate visitors.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

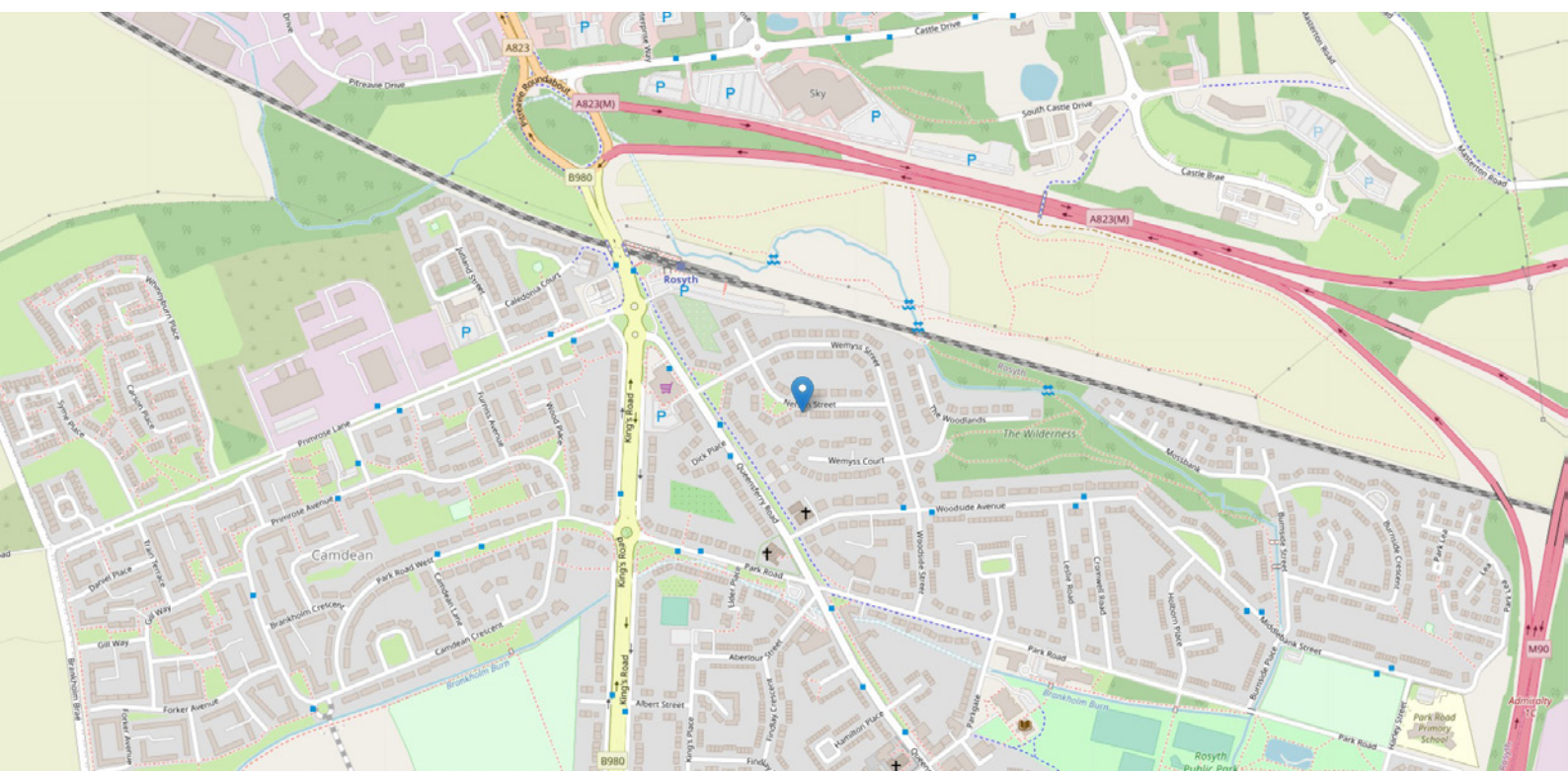
Lounge	4.75m (15'7") x 3.90m (12'10")
Kitchen	3.70m (12'2") x 2.50m (8'2")
Dining Room/Bed 3	4.75m (15'7") x 3.85m (12'8")
Bedroom 1	3.82m (12'6") x 3.55m (11'8")
Bedroom 2	4.65m (15'3") x 3.00m (9'10")

Shower Room

2.80m (9'2") x 2.15m (7'1")

Gross internal floor area (m²): 96m²
EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and window dressings.



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 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.

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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Professional photography
LEIGH ROLLO
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 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.