




McEwan Fraser Legal

Solicitors & Estate Agents

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McGrigor House, Flat D

MCGRIGOR ROAD, ROSYTH, FIFE, KY11 2AF



ROSYTH

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 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. Rosyth also has its own railway station offering regular services in and around the Fife circle.

MCGRIGOR HOUSE, FLAT D

Offering excellent value for money, this well presented first floor home offers spacious accommodation and really needs to be viewed to appreciate the scale and elegance of the proportions available.

The long entrance hallway sets the scene for the accommodation on offer with modern laminate flooring creating a sleek finish. The lounge is front facing with double glazed windows flooding the room with natural light. There is ample space in this carpeted public room for a dining table and chairs along with the sofa and armchairs. A section of this room has been cleverly divided to create bedroom three. The kitchen is capacious with ample floor and wall mounted units with a contrasting work surface. Space here for a breakfast table and chairs if required. Two further bedrooms and the family bathroom complete the accommodation. The bathroom offers a bath with a shower over, protected by a glazed screen.

An entry system to the front door and a well-maintained communal staircase add to the pleasure. To the side of the property is a car park with spaces for residents and visitors.



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SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.32m (10'11")
Kitchen	4.09m (13'5") x 2.79m (9'2")
Bedroom 1	3.74m (12'3") x 2.79m (9'2")
Bedroom 2	3.34m (11') x 3.03m (9'11")
Bedroom 3	2.41m (7'11") x 2.09m (6'10")
Bathroom	2.62m (8'7") x 2.30m (7'7")

Gross internal floor area (m²) - 74m² | EPC Rating - B

Extras (Included in the sale): Blinds and cooker






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**Part
 Exchange
 Available**

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