



**McEwan Fraser Legal**

Solicitors & Estate Agents

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7 Peasehill Gait

ROSYTH, FIFE, KY11 2BD

The Location

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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.



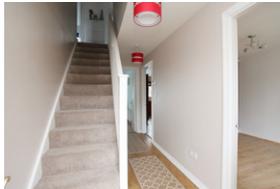
7 Peasehill Gait

ROSYTH, FIFE, KY11 2BD

“... well designed to maximise privacy and the natural available light to create a contemporary ambience ...”

We are delighted to bring to the market this lovely, four-bedroom, detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light from the French doors, set to the rear of the house it benefits from a garden aspect. The kitchen has been well looked after and is fitted with a range of floor and wall-mounted units. It boasts a gas hob, electric oven and has an abundance of work surfaces. The dining room is located to the front of the property offering an elegant space for entertaining and family dining. Access to the garage can be gained from the hallway providing scope for further development subject to necessary planning consents. A guest cloakroom completes the accommodation on the ground floor.











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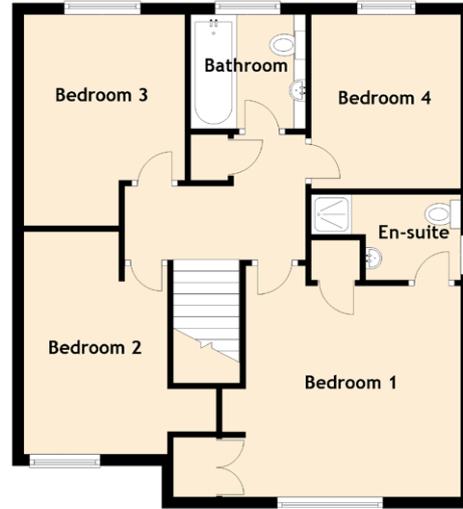
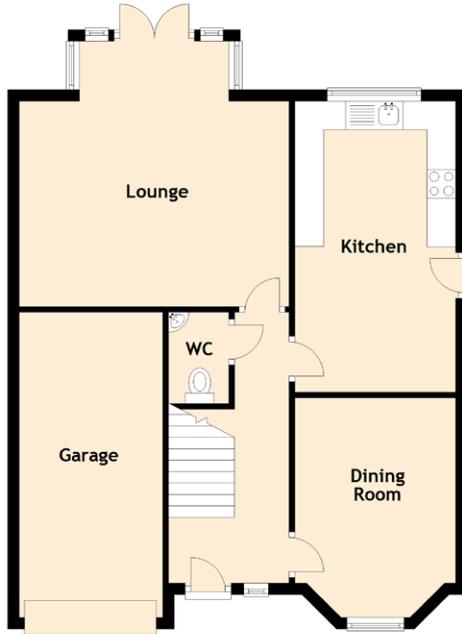
Upstairs there are four good size bedrooms, the master with built-in wardrobes and en-suite shower room. The large family bathroom is located on the upper level and consist of White three piece suite. The comfortable home has gas central heating and double glazing.

Externally, the back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The front garden offers parking for several vehicles. A single garage is on hand. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.





Specifications & Details FLOOR PLAN, DIMENSIONS & MAP

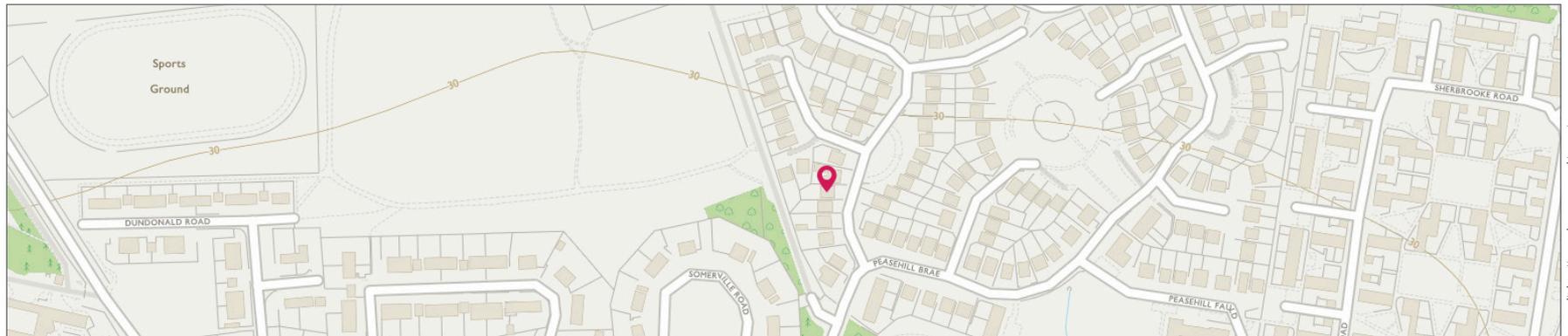


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.65m (15'3")
Kitchen	5.10m (16'9") x 2.80m (9'2")
Dining Room	3.85m (12'8") x 2.80m (9'2")
WC	1.60m (5'3") x 1.05m (3'5")
Bedroom 1	4.15m (13'7") x 4.05m (13'3")
En-suite	1.65m (5'5") x 1.50m (4'11")
Bedroom 2	3.90m (12'10") x 2.50m (8'2")
Bedroom 3	3.70m (12'2") x 2.70m (8'10")
Bedroom 4	3.05m (10') x 2.60m (8'6")
Bathroom	2.00m (6'7") x 2.00m (6'7")
Garage	5.35m (17'7") x 2.50m (8'2")

Gross internal floor area (m²): 112m² | EPC Rating: C

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





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Part
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Text and description
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 Surveyor



Professional photography
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