

30E Caledonia Court

ROSYTH, FIFE, KY11 2ZJ



*SPACIOUS TWO BEDROOM FLAT WITH
EXCELLENT COMMUTER LINKS*



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An excellent opportunity has arisen to acquire this spacious second-floor apartment, situated within the Rosyth area of Fife, located in a popular residential setting, viewing is highly recommended.

This accommodation is in excellent decorative order, with high-quality fixtures and fittings throughout, briefly comprising; entrance hallway including a large storage cupboard, a bright and spacious lounge with feature bay window providing picturesque views, a fully fitted kitchen benefiting from a range of integrated appliances, including a gas four-ring hob, electric oven, extractor hood, integrated washer and fridge freezer, a master bedroom with one double built-in wardrobe and a lovely en-suite. Bedroom two is a double bedroom with one double built-in wardrobe and a partially tiled family bathroom, benefiting from modern splash-back tiling and shower over completes the accommodation on offer.

This property also benefits from; gas central heating, full double glazing, a secure door entry system, allocated parking, as well as visitor parking spaces and well-maintained communal garden grounds surrounding the property.

the lounge



the kitchen





bedroom 1

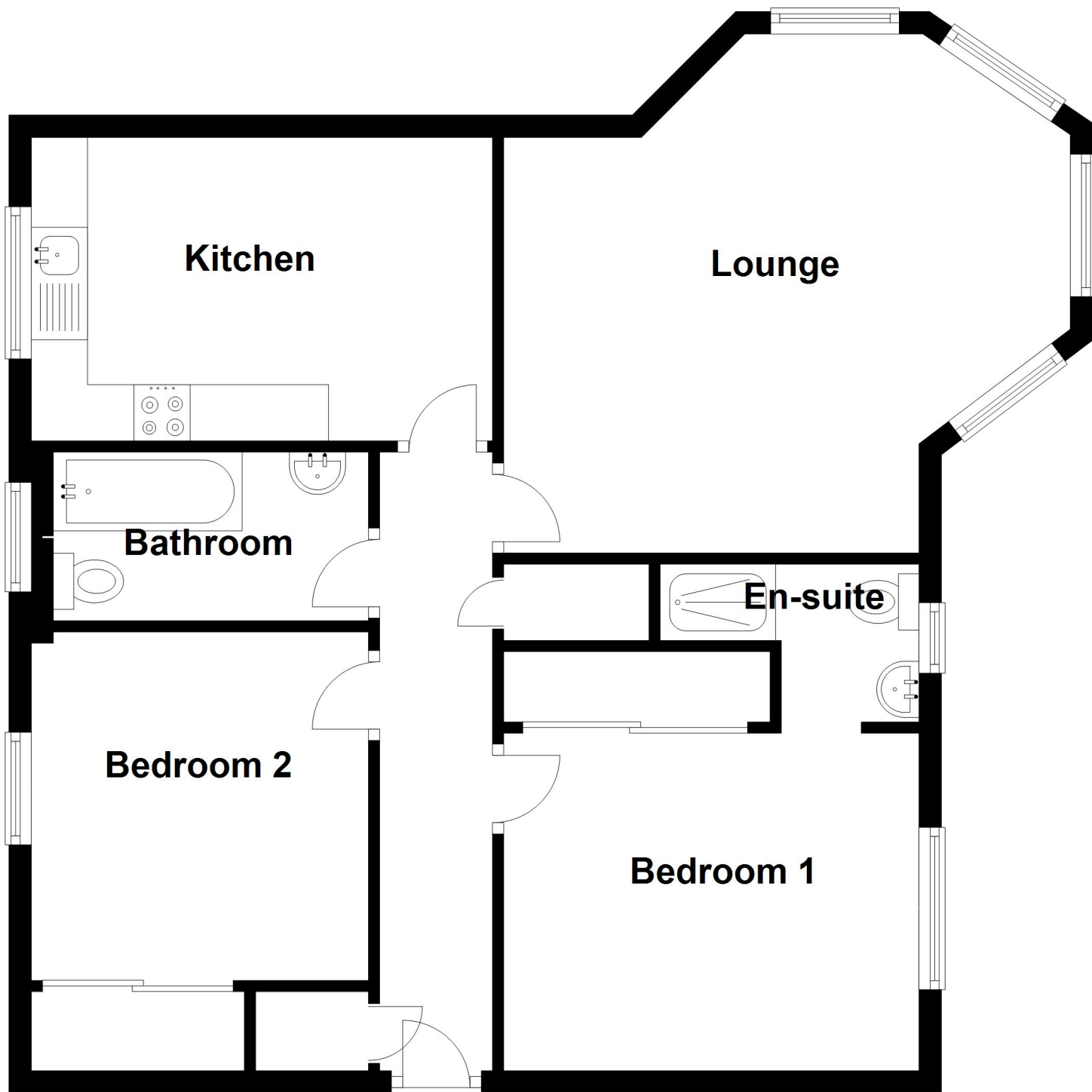




bedroom 2







Approximate Dimensions

(Taken from the widest point)

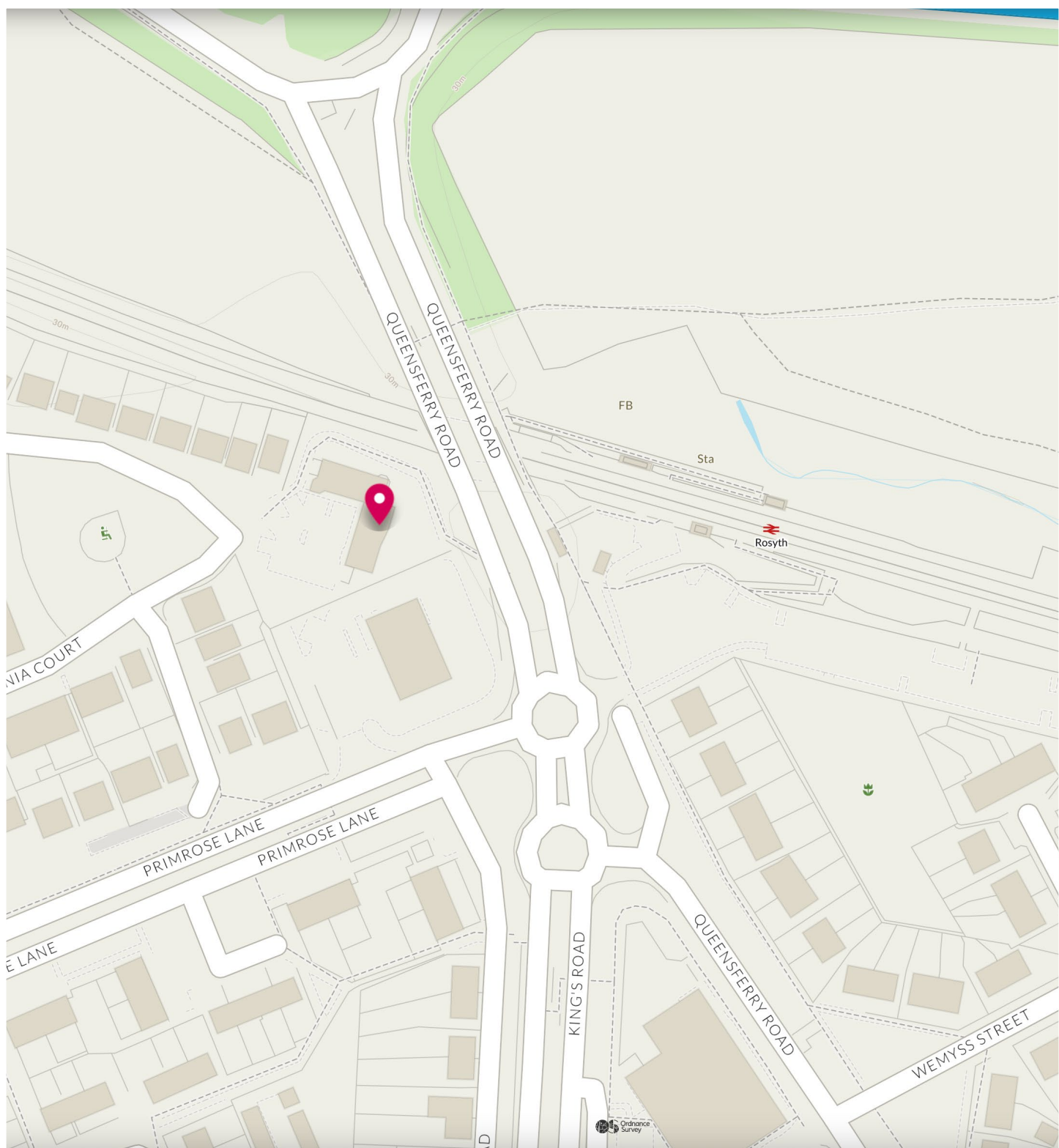
| | | | |
|-----------|-------------------------------|---|---------------------------|
| Lounge | 5.00m (16'5") x 3.70m (12'2") | En-suite | 1.40m (4'7") x 1.23m (4') |
| Kitchen | 4.10m (13'6") x 2.70m (8'10") | | |
| Bedroom 1 | 3.70m (12'2") x 3.00m (9'10") | Gross internal floor area (m ²): 73m ² | |
| Bedroom 2 | 3.10m (10'2") x 3.00m (9'10") | EPC Rating: B | |
| Bathroom | 2.80m (9'2") x 1.50m (4'11") | | |



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 Ferrytoll 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.



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