

# 184 Park Road West

ROSYTH, FIFE, KY11 2SY



*LOVELY THREE BEDROOM  
SEMI-DETACHED HOME*



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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.

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 wonderful fully tiled three-piece family bathroom with a walk-in shower is also located on the ground level.

Upstairs there are three large double bedrooms which include the impressive master bedroom with storage. There is ample storage throughout the upper floor. This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to four cars, as well as more than adequate unrestricted on-street parking to accommodate visitors.

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## The Kitchen





**Bedroom 1**





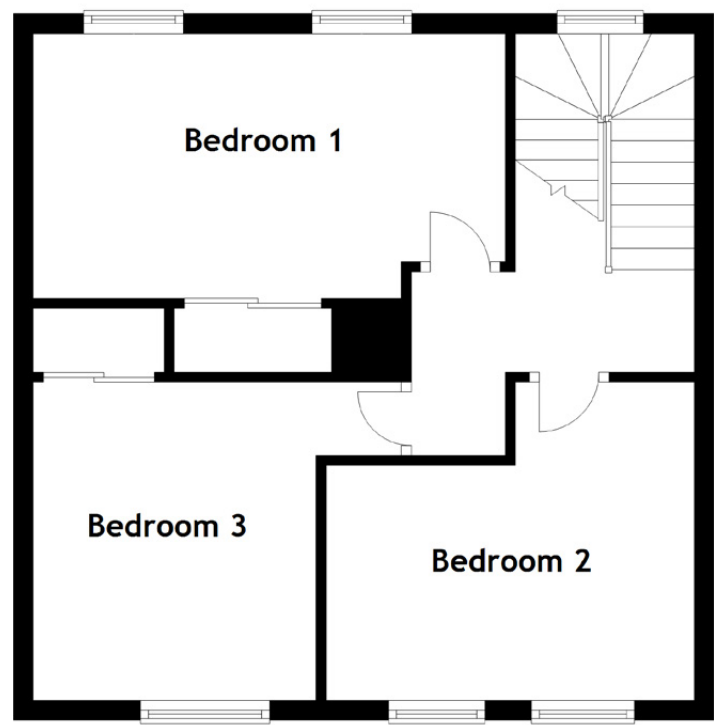
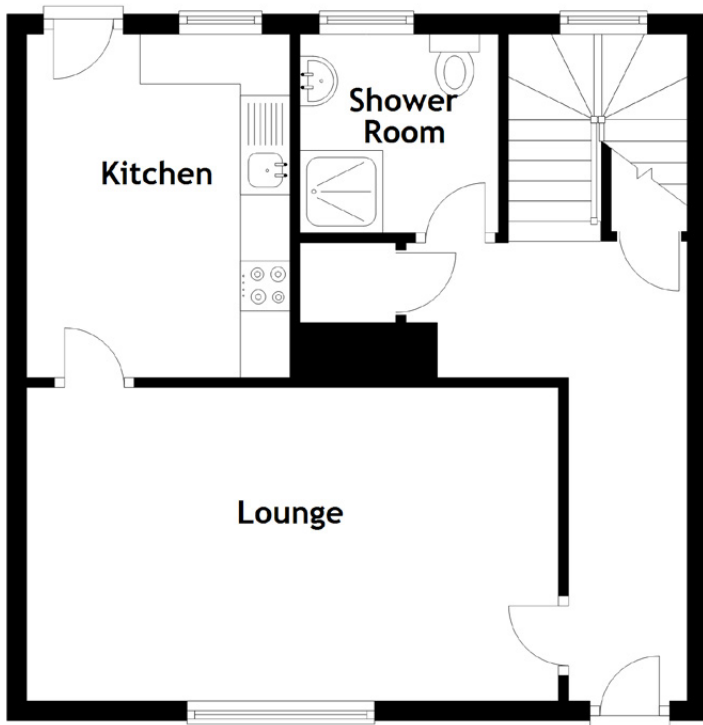
**Bedroom 2**





**BEDROOM 3**





Approximate Dimensions

(Taken from the widest point)

Lounge	5.35m (17'7") x 3.15m (10'4")
Kitchen	3.45m (11'4") x 2.65m (8'8")
Bedroom 1	4.74m (15'7") x 2.66m (8'9")
Bedroom 2	3.70m (12'2") x 2.36m (7'9")
Bedroom 3	3.20m (10'6") x 2.00m (6'7")

Shower Room	2.00m (6'7") x 2.00m (6'7")
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Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>

EPC Rating: D





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 garage with an up and over door.





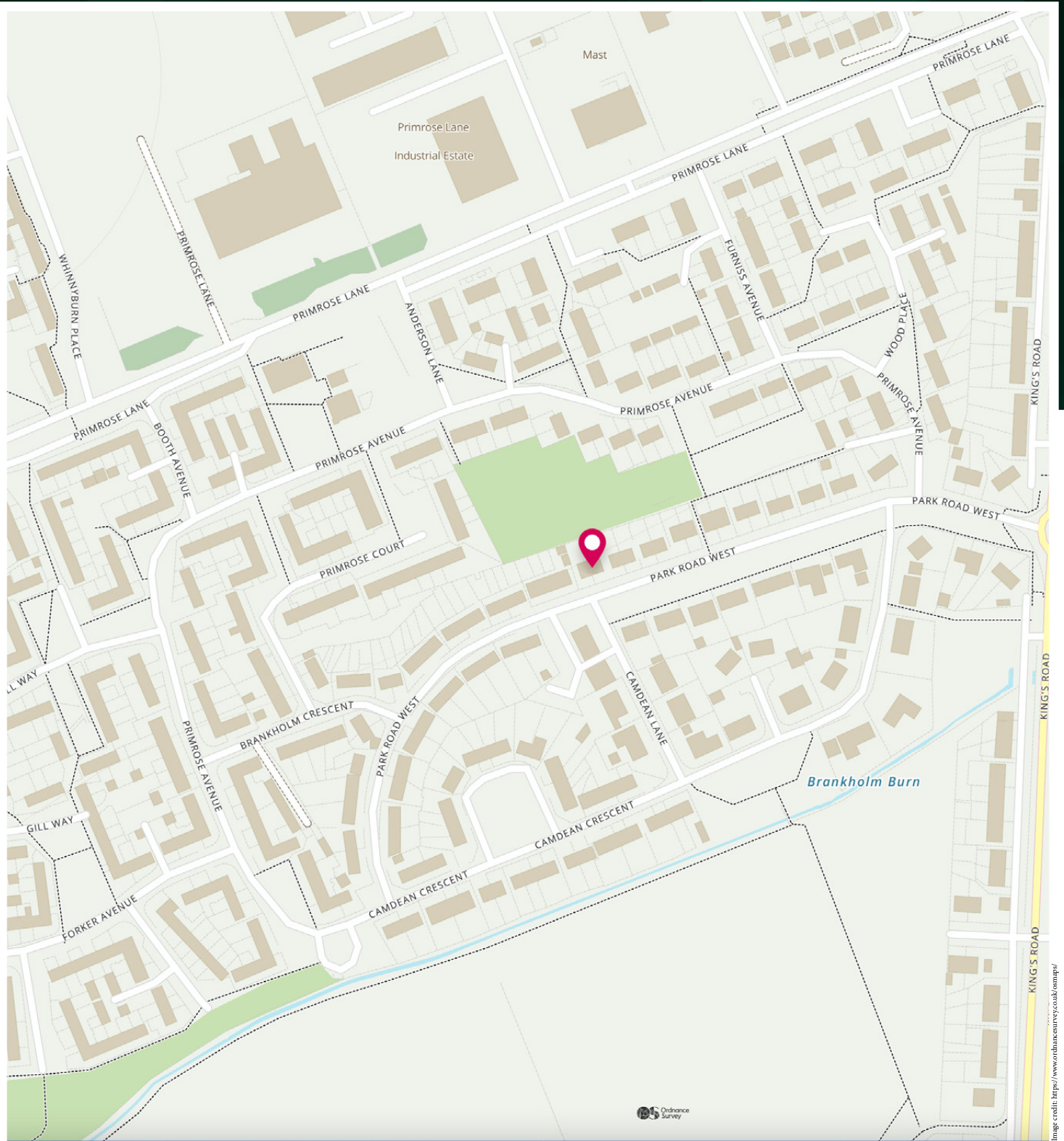
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Rosyth is located on the Firth of Forth some three miles south of the centre of Dunfermline. Within Rosyth's main thoroughfare, there is a good selection of shops for everyday requirements including a Tesco supermarket and Sainsbury's local.

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 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.

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# McEwan Fraser Legal

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