

72 Middlebank Street

ROSYTH, DUNFERMLINE, KY11 2NJ



Wonderful two-bedroom home in a desirable area, truly walk-in condition



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This is a delightful mid-terraced villa in move-in condition. The property has been upgraded by the present owners both inside and out and is in excellent order.

THE LOUNGE



There is a welcoming reception hall with stairs leading to the upper level. The lounge/dining area is a good size and has a front-facing window.

THE KITCHEN



The fully fitted kitchen is to the rear and has a full range of floor and wall mounted units and a rear door leading out to the wonderful landscaped gardens.





There are two double bedrooms on the upper level, both of which are a good size.

The bathroom is also located on the upper level and has a white suite consisting of a walk-in shower, WC and wash hand basin complete with splashback.

The property features double glazing and gas central heating.

THE BATHROOM



BEDROOM 1



BEDROOM 2

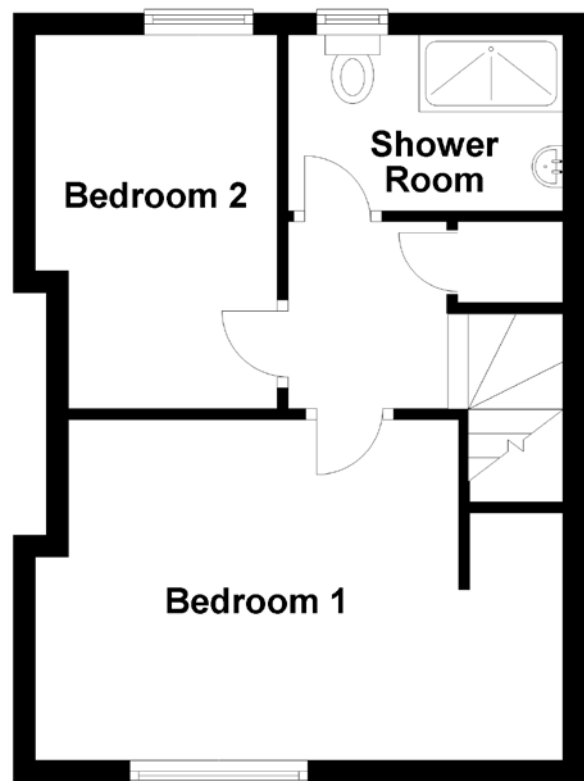
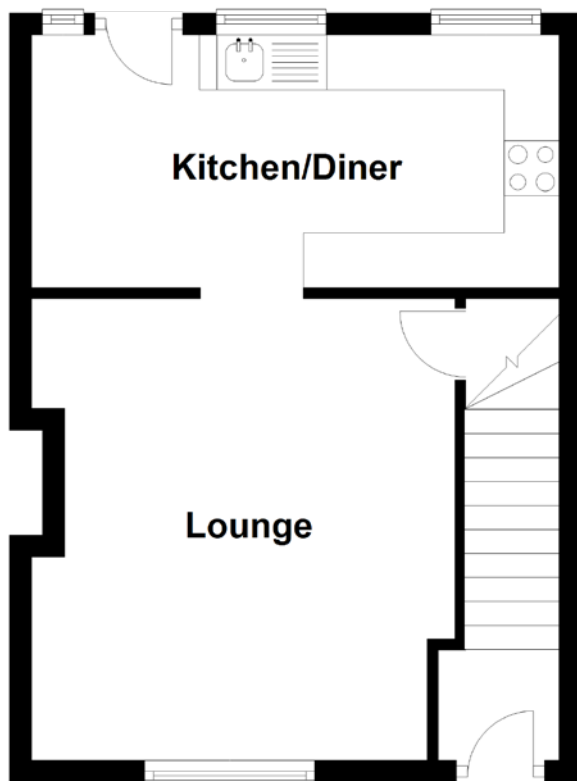


The gardens to the rear have been landscaped to incorporate low maintenance and have a central pathway and a paved section to the rear, all of which are fully enclosed by a wooden slatted fence. Off-street parking is provided to the front of the property.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

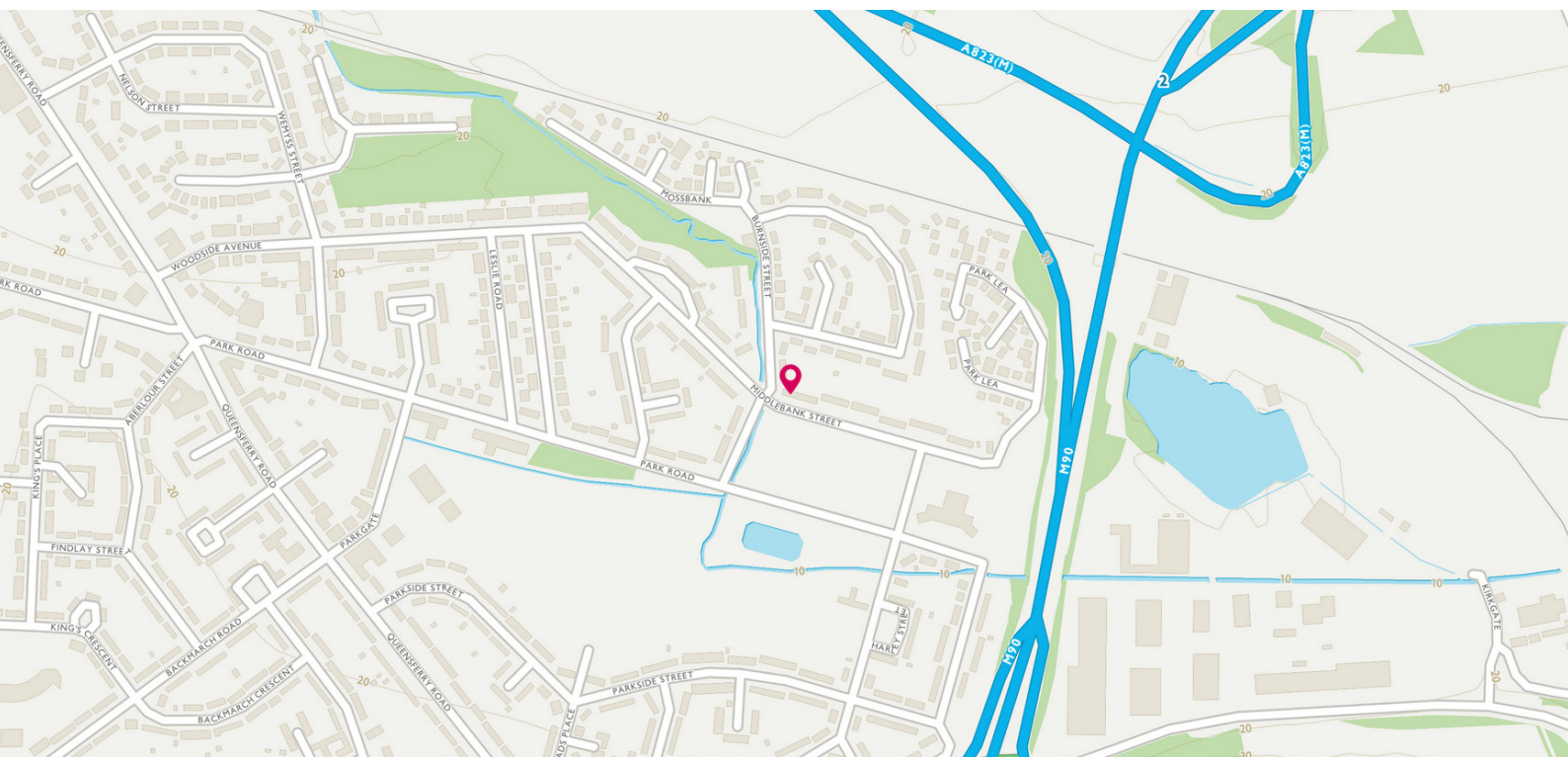


Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	4.90m (16'1") x 2.30m (7'7")
Lounge	4.10m (13'5") x 3.60m (11'10")
Bedroom 1	4.90m (16'1") x 3.10m (10'2")
Bedroom 2	3.40m (11'2") x 2.20m (7'3")
Shower Room	2.50m (8'2") x 1.60m (5'3")

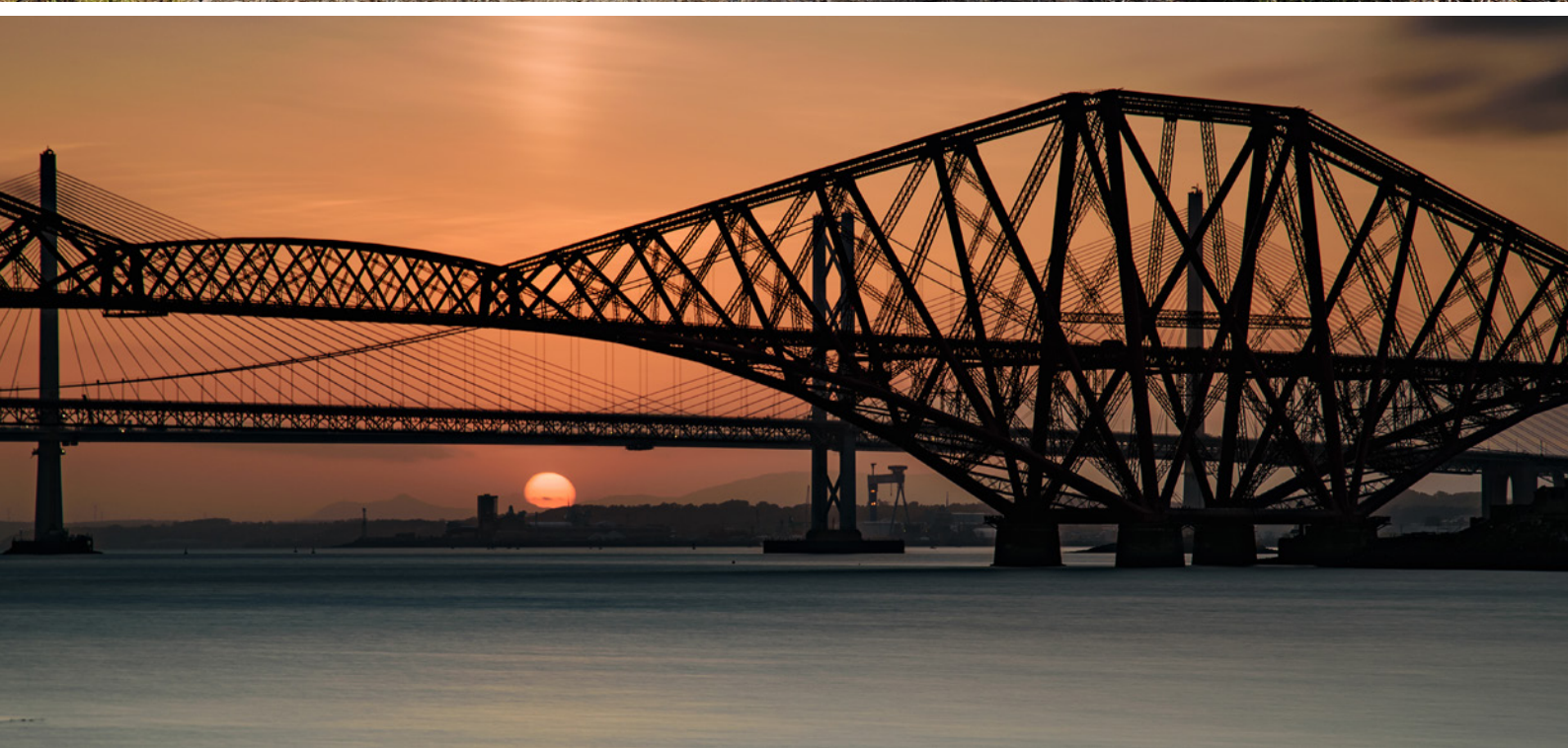
Gross internal floor area (m²): 66m²
EPC Rating: C

Extras (Included in the sale) Floor coverings, light fittings, blinds 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.



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