



Stevenson Marshall
Property & Law

26 Alexander Place
Rosyth, KY11 2DB

Offers over £125,000

26 Alexander Place, Rosyth

A well proportioned end terraced villa with mature gardens and pleasant open outlooks to rear.

There is a good internal layout which includes a reception hallway, lounge, rear vestibule, dining kitchen, upper landing, three bedrooms and bathroom.

Gas central heating and double glazed windows are installed and there is good storage throughout.

Lounge:- 4.54m x 3.30m (14'11 x 10'10)
Dining kitchen:- 4.45m x 3.14m (14'7 x 10'1)
Bedroom 1:- 3.46m x 3.55m (11'4 x 11'8)
Bedroom 2:- 3.89m x 3.09m (12'9 x 10'2)
Bedroom 3:- 2.37m x 1.78m (7'9 x 5'10)
Bathroom:- 2.08m x 2.34m (6'10 x 7'8)

The property features attractive gardens to rear, which offer a host of flower beds, shrubs, maximum privacy, chipped area, patio and a timber garden shed. There is ample on street parking.

Alexander Place is located within walking distance of town centre and railway station. Regular bus services operate within the immediate vicinity and a variety of local shops, banks and Tesco Supermarket are located nearby. Rosyth is situated only three miles due south of Dunfermline offering easy access to the M90 Motorway network. Rosyth is characterised by numerous tree line avenues, green spaces and a central park.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.