



**Stevenson Marshall**  
Property & Law

85 Peasehill Road  
Rosyth, KY11 2GA

Offers over £185,000

## 85 Peasehill Road, Rosyth

Situated within quiet cul de sac setting, a modern end terraced villa with neat garden grounds and ample parking.

Accommodation comprises:- Entrance vestibule, WC/cloaks, lounge, dining kitchen, upper landing, three bedrooms and bathroom.

Gas central heating and double glazed windows are installed and the property benefits from fresh décor and good storage throughout.

### Entrance vestibule

WC/cloaks:- 1.58m x 1.16m (5'18 x 3'8)

Lounge:- 4.53m x 3.16m (14'8 x 10'3)

Dining kitchen:- 4.98m x 3.01m (16'3 x 9'87)

### Upper landing

Bedroom 1:- 3.97m x 3.02m (13'0 x 9'9)

Bedroom 2:- 3.40m x 2.45m (11'1 x 8'03)

Bedroom 3:- 2.73m x 2.62m (8'9 x 8'5)

Bathroom:- 2.42m x 2.08m (7'9 x 6'8)

The property boasts generous garden grounds which feature a lawn section, patio area, numerous trees and timber garden shed to side. There is a driveway to front and ample visitor parking nearby.

85 Peasehill Road enjoys a quiet setting within this popular development, located within easy reach of Rosyth Town Centre and railway station (services to Edinburgh). Regular bus services operate within the immediate vicinity and there are local shops and primary schools. Available close by are banks, bakeries and Tesco Supermarket. Rosyth is situated only three miles due south of Dunfermline City Centre offering easy access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridges). Rosyth is characterised by numerous tree line avenues and a central park.

An appointment to view can be made by contacting selling agents on 01383 721141.



## 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.