



Stevenson Marshall
Property & Law

16 Backmarch Road
Rosyth, KY11 2RQ

Offers in the region of £120,000

Fully renovated to a high standard, a traditional mid terraced villa with generous garden ground to rear and ample off street parking to front.

There is a good internal layout which includes a reception hallway, walk in store room (with window), full length lounge/diner, brand new luxury breakfasting kitchen (with feature slow closing drawers, ceramic sink, breakfast bar, washing machine and oven, hob and hood) brand new modern bathroom and staircase to upper landing. The upper landing provides access to three bedrooms.

Gas central heating is installed with large double glazed windows throughout, good storage, new deep pile carpets, fresh decor, quality finishing throughout and excellent potential for sizable rear extension.

The large garden ground boasts mature trees, extensive lawn and patio area to rear. To front, a monobloc driveway provides ample off street parking for several vehicles.

Room sizes and accommodation

Entrance hallway

Full length lounge/dining 5.30m x 3.38m (17'5 x 11'1)

Breakfasting kitchen 2.69m x 1.97m (8'10 x 6'6)

Store room 2.26m x 1.27m (7'5 x 4'2)

Bathroom 3.26m x 1.36m (10'9 x 4'6)

Upper landing

Bedroom 1 4.18m x 3.16m (13'9 x 10'5)

Bedroom 2 3.38m x 2.97m (11'1 x 9'9)

Bedroom 3 2.92m x 2.38m (9'7 x 7'10)

Backmarch Road is a centrally located tree lined street within walking distance 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 a variety of shops including banks and Tesco Supermarket. Rosyth is situated only 3 miles due south of Dunfermline offering easy access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridge). 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 Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or 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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