



171 Park Road West  
Rosyth, KY11 2SZ

Offers in the region of £92,000



## 171 Park Road West, Rosyth

A bright and spacious mid terraced villa with generous garden grounds and detached timber garage to rear.

There is a good internal layout which includes a reception hallway, full length lounge/diner, kitchen, walk in cupboard, upper landing, 2 bedrooms and bathroom (with original cast iron bath).

Gas central heating is installed with double glazed windows, good storage, fresh décor and pleasant open outlooks to rear.

Entrance hallway

Full length lounge:- 6.50m x 2.95m (24'4 x 9'8)

Kitchen:- 3.65m, x 1.92m (12'0 x 6'3)

Bedroom 1:- 4.48m x 3.20m (14'8 x 10'6)

Bedroom 2:- 3.90m x 3.12m (12'9 x 10'3)

Bathroom:- 3.53m x 1.80m (11'7 x 5'11)

The attractive garden grounds enjoy a host of flower beds, trees, patio area, large lawn, shed and greenhouse. There is a south-facing aspect to rear with maximum privacy. A detached timber garage provides off street parking (access to the garage is via Camdean Lane).

Park Road West is centrally located 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.

Viewing: 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.

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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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