



42 Middlebank Street
Rosyth, KY11 2NY

Offers in the region of £120,000

A superb end terraced villa in sought after location with large summer house/office to rear.

There is a good internal layout which includes a reception hallway, lounge, kitchen, bathroom, upper landing and two double bedrooms. The large summer house is fully lined with double glazed windows, heater, French doors, power points and lighting. Gas central heating is installed with double glazed windows, remote controlled Velux windows upstairs, good storage and pleasant outlooks.

Entrance hallway
Lounge :-16'2 x 11'11 (4.93m x 3.63m)
Kitchen:- 8'1 x 9'11 (2.46m x 3.02m)
Bathroom
Upper landing
Bedroom 1:- 9'1 x 13'0 (2.77m x 3.96m)
Bedroom 2:-12'4 x 9'1 (3.76m x 2.77m)
Summer house :-18'3 x 8'10 (5.57m x 2.69m)

The property is set within generous garden ground to front and rear which are mainly laid to lawn with drying facilities provided. There is a large monobloc driveway and detached timber garage to rear provide ample off street parking for several vehicles.

Middlebank Street is a quiet, yet central location forming part of a much sought after residential area within walking distance of Railway Station (with services to Edinburgh), Supermarket and Town Centre. Regular bus services operate within the immediate vicinity and there are local shops and primary schools close by. Rosyth is situated only 3 miles due south of Dunfermline offering easy access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridges).

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.

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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