



**Stevenson Marshall**  
Property & Law

96 Kings Road  
Rosyth, KY11 2RY

Offers over £100,000

A full renovated main door ground floor flat close to railway station and town centre. Viewing a must!

There is a good internal layout comprising large reception hall, lounge, new fitted kitchen (with appliances and larder), three double bedrooms and modern bathroom.

Gas central heating is installed (new boiler in 2020) with double glazed windows, fresh décor, quality carpets and excellent storage throughout.

Reception hallway 7.06m x 0.97m (23'2 x 3'2)

Lounge: 4.71m x 3.22m (15'6 x 10'7)

Kitchen: 3.45m x 2.21m (11'4 x 7'3)

Bedroom 1: 4.11m x 3.04m (13'6 x 10'0)

Bedroom 2: 3.19m x 2.97m (10'6 x 9'9)

Bedroom 3: 4.62m x 4.11m (15'2 x 13'6)

Bathroom: 2.46m x 1.40m (8'1 x 4'7)

The property benefits from private garden grounds to both front and rear, which are mainly laid to lawn with timber garden shed and maximum privacy. There is on street parking to front.

96 Kings Road 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 3 miles due south of Dunfermline offering easy access to the M90 Motorway network. 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.

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.



## 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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