



25 Hilton Road
Rosyth, KY11 2AZ

Offers over £85,000

25 Hilton Road, Rosyth

A well proportioned ground floor flat with private enclosed garden area to rear.

There is an excellent internal layout which includes a reception hallway, large lounge (with patio doors), dining kitchen, 3 bedrooms and bathroom.

Gas central heating is installed with double glazed windows throughout, good storage, flexible layout and garden access from the lounge via patio doors.

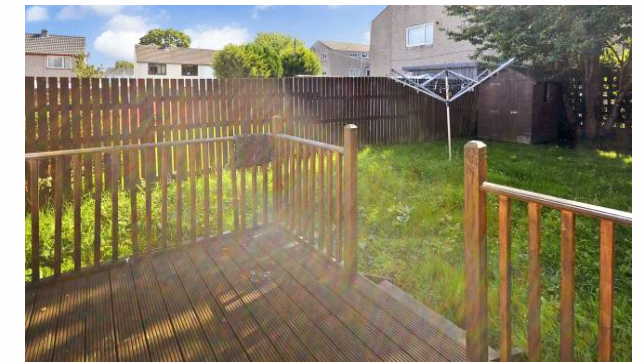
Room sizes and accommodation

Lounge:- 12'0 x 11'3 (3.75m x 3.45m)
Kitchen:- 15'4 x 8'4 (4.67m x 2.55m)
Bedroom 1:- 13' 0' x 11' 4' (3.96m x 3.45m)
Bedroom 2:- 10' 11 x 10' 0 (3.34m x 3.05m)
Bedroom 3:- 10'11' x 9' 0 (3.34m x 2.75m)
Bathroom:- (8' 9 x 8'1) (2.67m x 2.4m)

The property benefits from a private garden to rear and ample off road parking to front. The communal areas are mainly laid to lawn and with many mature trees.

Hilton Road forms part of a popular 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).

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.



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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