



Stevenson Marshall
Property & Law

23 Newton Crescent
Rosyth, KY11 2QW

Offers over £105,000

23 Newton Crescent, Rosyth

A well proportioned end terraced villa set within generous south facing gardens and long driveway to front. The property requires extensive modernisation and cosmetic work throughout.

There is a good internal layout which includes a reception hallway, full length lounge/diner, large porch, kitchen, shower room, upper landing and three good sized bedrooms.

Gas central heating is installed with double glazed windows, excellent storage and pleasant outlooks.

Entrance hallway

Full length lounge:- 5.44m x 3.76m (17'10 x 12'4)

Porch:- 3.01m x 2.68m (9'11 x 8'9)

Kitchen:- 3.24m x 3.09m (10'8 x 10'2)

Shower room :-1.98m x 1.72m (6'6 x 5'8)

Upper landing

Bedroom 1:- 5.03m x 4.08m (16'6 x 13'5)

Bedroom 2:- 3.20m x 3.03m (10'6 x 10'0)

Bedroom 3:- 2.92m x 2.53m (9'7 x 8'4)

The property benefits from mature garden ground which is mainly laid to lawn with drying facilities, patio area and numerous trees. The driveway to front provides ample off street parking for several vehicles.

Newton Crescent 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 Bridges). 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.



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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