



16 Rose Tay Court  
Dunfermline, KY12 7YG

Offers over £150,000

# 16 Rose Tay Court, Dunfermline

A superb ground floor flat (Tulloch Homes) in peaceful woodland setting, close to city centre, public park and railway station.

There is a good internal layout which includes a lengthy reception hallway, dining lounge, dining kitchen, three bedrooms, master en-suite and bathroom.

Gas central heating is installed with double glazed windows, fresh décor and pleasant outlooks to front and rear. Worth highlighting are the wide doors to ease wheelchair use and wheelchair accessible shower in the en-suite, as well as level access throughout. There is a security entry system installed, professionally maintained garden grounds and ample off street parking.

## Room sizes and accommodation

- Hallway:- 1.40m x 6.72m (4'7" x 22'1")
- Dining Lounge:- 4.37m x 5.58m (14'4" x 18'4")
- Dining Kitchen:- 2.40m x 3.84m (7'10" x 12'7")
- Bedroom 1 (Master):- 2.84m x 3.31m (9'4" x 10'10")
- Bedroom 2 (Front) :- 2.58m x 3.44m (8'6" x 11'3")
- Bedroom 3 (side) :- 2.84m x 2.50m (9'4" x 8'2")
- Bathroom:- 1.85m x 2.48m (6'1" x 8'2")
- En Suite Wet Room :-2.29m x 1.50m (7'6" x 4'11")

Rose Tay Court forms part of a small Tulloch Homes development, by Transy Woodland and within walking distance of railway station, city centre, public park, excellent local amenities and well reputed schools. A regular bus service operates and there is easy access to the M90 motorway for travel both north and south.

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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