



**Stevenson Marshall**  
Property & Law

93 McGrigor Road  
Rosyth, KY11 2AF

Offers over £60,000

## 93 McGrigor Road, Rosyth

A main door ground floor flat with extensive modernisation required throughout.

There is a good internal layout which includes a reception hallway, lounge, kitchen, two double bedrooms and shower room (incomplete).

Gas central heating is installed with double glazed windows, good storage and all accommodation on one level.

### Accommodation and room sizes

Entrance hallway

Lounge:- 4.20m x 3.78m (13'10 x 12'5)

Kitchen:- 3.80m x 2.56m (12'6 x 8'4)

Bedroom 1:- 4.15m x 3.75m (13'7 x 12'4)

Bedroom 2:- 3.63m x 3.41m (11'11 x 11'2)

Shower room :- 2.13m x 1.75m (7'0 x 5'9)

The property benefits from generous private garden ground to front and rear, which is mainly laid to lawn with patio area, large trees and two original outbuildings. There is maximum privacy to rear and a south facing aspect to front, with central path to entrance door.

McGrigor 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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