



Stevenson Marshall
Property & Law

2 Hilton Farm Steadings
by Rosyth, KY11 3HA

Offers over £220,000

2 Hilton Farm Steadings, Rosyth

A most impressive mid terraced converted steading, in peaceful setting with private south facing garden and maximum privacy.

There is a good internal layout which includes a large reception hallway, lounge (with feature open plan staircase and French doors to garden), dining kitchen, WC/cloaks, upper landing, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows, fresh décor, natural timber flooring, feature arched windows and pleasant outlooks to front and rear.





Accommodation and room sizes

Entrance hallway

3.62m x 3.82m (11'11 x 12'6)

Lounge

5.62m x 4.92m (18'5 x 16'1)

Kitchen

4.07m x 3.13m (13'5 x 10'4)

Upper landing

Bedroom 1

5.22m x 3.22m (17'1 x 10'7)

Bedroom 2

3.65m x 2.21m (11'11 x 7'3)

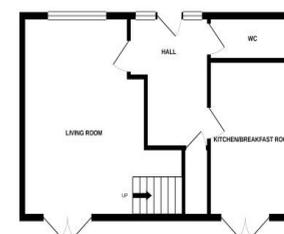
Bedroom 3

3.26m x 2.38m (10'8 x 7'10)

Bathroom

2.19m x 2.05m (7'2 x 6'9)

GROUND FLOOR



1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10/01

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The private garden enjoys a south facing aspect to rear with patio area, chipped section, quality fencing, drying facilities and maximum privacy. There is ample off street parking and generous resident garden green, which is mainly laid to lawn with mature trees, shrubs and original outbuilding.

Hilton Farm Steadings boasts a quiet rural setting, between Limekilns and Rosyth and lies only 3 miles south of Dunfermline. There is excellent local shopping in nearby Rosyth, as well as restaurants, schools, railway station and a regular bus service, all within easy reach. The picturesque coastal villages of Limekilns and Charlestown are within walking distance.

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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