



Stevenson Marshall
Property & Law

53 Selvage Street
Rosyth, KY11 2QE

Offers over £175,000

53 Selvage Street, Rosyth

Rarely available, a traditional end terraced villa with truly stunning mature garden grounds to front and rear, together with private parking bay to front.

There is a flexible internal layout which includes a reception hallway, lounge, dining/family room, dining room, kitchen, WC/utility, upper landing, four bedrooms and five-piece bathroom.

Gas central heating and large double-glazed windows are installed with excellent storage throughout, brand new carpets, fresh décor and pleasant outlooks.





Room sizes and accommodation

Entrance hallway

Lounge

5.58m x 3.32m (18'4 x 10'11)

Dining/family area

3.29m x 2.87m (10'10 x 9'6)

Dining room

3.12m x 2.64m (10'3 x 8'8)

Kitchen

3.67m x 3.10m (12'1 x 10'2)

Utility/WC

2.41m x 1.88m (7'11 x 6'2)

Upper landing

Bedroom 1

5.67m x 3.38m (18'3 x 11'1)

Bedroom 2

2.64m x 2.93m (8'8 x 9'7)

Bedroom 3

2.36m x 2.64m (7'9 x 8'8)

Bedroom 4

3.63m x 2.93m (11'11 x 9'7)

Bathroom

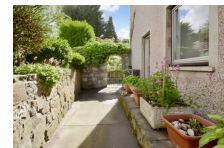
3.03m x 2.51m (9'11 x 8'3)

53 Selvage Street, Rosyth

The beautiful gardens feature an abundance of flower beds, shrubs, pathways and mature trees. There is a well-manicured lawn, two garden ponds, wishing well and timber garden shed. There is a large workshop, drying facilities provided and a private south facing aspect to rear. To front, there is private parking for two vehicles.

Selvage Street is a quiet, yet central location forming part of a much sought after residential area within walking distance of Rosyth 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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk