



Stevenson Marshall
Property & Law

6 Hilton Road
Rosyth, KY11 2BA

Offers over £185,000

6 Hilton Road, Rosyth

A beautifully presented 1950's detached villa with mature garden grounds and ample off street parking.

There is a good internal layout which includes a reception hallway, lounge, dining room/bed 4, kitchen, (with pantry), upper landing, three bedrooms, WC (with feature cistern sink) and bathroom.

Gas central heating is installed with double glazed windows throughout, hardwood flooring, original doors, excellent storage and floored loft.

- Lounge:-3.54m x 3.32m (11'6 x 10'8)
- Dining room :-3.59m x 3.44m (11'7 x 11'28)
- Kitchen:- 2.89m x 2.39m (9'48m x 7'8)
- Upper landing
- Bedroom 1:- 3.89m x 3.58m (12'7 x 11'7)
- Bedroom 2:- 3.37m x 3.35m (11'5 x 10'9)
- Bedroom 3 :-2.67m x 2.41m (8'75 x 7'9)
- Bathroom:- 2.38m x 1.90m 7'80 x 6'23)
- WC:-1.59m x 0.79m (5'21 x 2.59)

The property boasts impressive mature garden grounds which feature a host of flower beds, well manicured lawn, summer house, garden shed, decking and original outbuilding. There is a south facing aspect, maximum privacy and drying facilities provided. The spacious driveway to front provides ample off street parking for several vehicles.

Hilton Road is 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 three 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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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