



**Stevenson Marshall**  
Property & Law

10 Cantlie Place  
Rosyth, KY11 2HN

Offers over £99,950

## 10 Cantlie Place, Rosyth

A modern main door upper flat in quiet cul de sac setting close to excellent local amenities.

There is a good internal layout which includes a reception hallway, lounge, kitchen, two double bedrooms and wet room.

Gas central heating and double glazed windows are installed and the property benefits from good storage throughout.

Lounge:- 4.68m x 3.24m (15.3 x 10.6)  
Kitchen:- 2.60m x 2.43m (8.53m x 7.79)  
Bedroom 1:- 3.72m x 2.86m (12.2 x 9.38)  
Bedroom 2:- 2.92m x 2.63m (9.58m x 8.62m)  
Wet room:- 2.83m x 1.83m (9.28m x 6.00m)

The property boasts a private garden area to side, which is mainly chipped for ease of maintenance. The garden shed is included in the sale price and a private parking space is located to front with ample visitor parking close by.

Quietly situated, 10 Cantlie Place is set within small cul-de-sac close local amenities, railway station (with services to Edinburgh), supermarket and town centre. Regular bus services operate and there are local shops and primary schools close by. Rosyth is situated only three miles due south of Dunfermline City Centre 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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



## 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

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.