



**Stevenson Marshall**  
Property & Law

4 Forker Avenue  
Rosyth, KY11 8GW

Offers over £90,000

## 4 Forker Avenue, Rosyth

A bright and spacious upper flat in quiet setting with ample on street parking.

There is a good internal layout which includes a reception hallway, full length dining lounge, kitchen, two double bedrooms and bathroom.

Gas central heating and double glazed windows are installed and the property boasts excellent storage throughout.

### Room sizes and accommodation

Entrance hallway

Lounge/dining: 5.25m x 3.74m (17'2 X 12'3)

Kitchen: 3.61m x 2.45m (11'8 x 8'0)

Bedroom 1: 3.95m x 2.41m (13'0 X 7'11)

Bedroom 2: 4.49m x 2.83m (14'9 X 9'4)

Bathroom: 2.20m x 2.10m (7'3 X 6'11)

The property benefits from communal gardens to rear, with drying facilities provided.

Forker Avenue forms part of a quiet, yet central 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 three 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 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.