

**Stevenson Marshall**  
Property & Law

**7 Gillway, Rosyth, KY11 2UJ**

Offers Over £160,000



Quietly situated, a well presented mid terraced villa with open outlooks to front and ample off street parking.

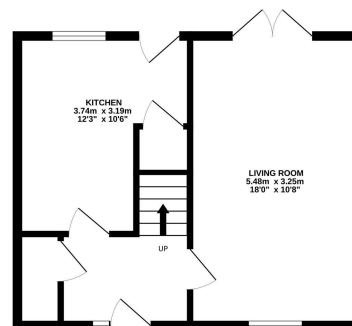
Accommodation comprises: entrance hallway, full length lounge/dining, kitchen, upper landing, three double bedrooms and bathroom.

Gas central heating and double glazed windows are installed with good storage and pleasant outlooks.

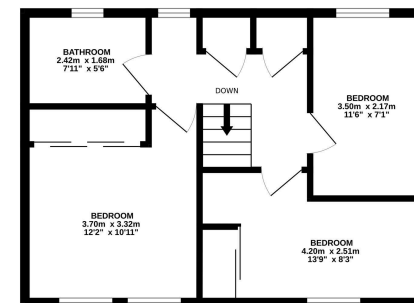
The neat gardens to front and rear are mainly paved for ease of maintenance. There is a timber garden shed and parking areas to side.

Gillway is located 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, banks and a 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.

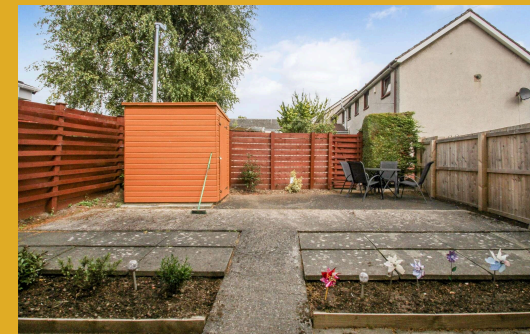
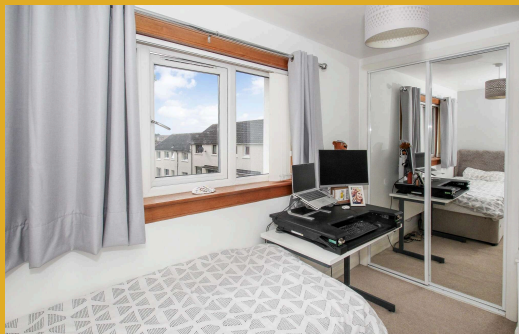
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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An appointment to view can be made by contacting selling agents on 01383 721141.

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