

25 Forker Avenue, Rosyth, KY11 2UH



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A spacious 3-bedroom terraced house with front and rear gardens.

Rosyth rail halt 0.7miles, M90 junction 1C 1.6 miles, Dunfermline Town railway station 2.6 miles, Ferrytoll Park & Ride 3 miles, Dunfermline town centre 3 miles,
Edinburgh 16 miles, Stirling 28 miles, Glasgow 40 miles

A spacious 3-bedroom terraced house with front and rear gardens. The property would make a lovely family home or buy to let property and is excellent for the commuter being close to bus and rail links. (Picture shows view from upstairs of parking area and common public park). Located at the end of a cul de sac, the property is well away from any busy public roads with quiet Forker Avenue and Gill Way 20 and 100 metres away respectively. The front cover picture shows the front (west elevation) of the property.

Accommodation:

3 Bedrooms

Lounge

Kitchen

Bathroom

Gas central heating

Double glazing



Views to the west

Offers over £105,000 Council Tax Band B



Zoopla

PrimeLocation



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

General Description

A spacious 3-bedroom terraced house with front and rear gardens. The property would make a lovely family home or buy to let property and is excellent for the commuter being close to several transport hubs. There is a modern, fitted kitchen and partial flooring throughout. The bathroom needs refurbishment.

Accommodation:

Ground Floor

Hall (3.33 x 1.63m)

Pay as you go electricity meter

Lounge (E, W) (5.41 x 3.39m)

Two windows facing over back garden, two windows facing over front garden, period style radiator and wooden floor.

Kitchen (E) (3.83 x 2.3m + 3.13 x 0.97m)

Floor and wall units in white with wooden worktops, range style cooker with five gas rings and two electric ovens, cooker hood, sink with drainer bowl and drainer, space for fridge and washing machine, wooden floor, period style radiator, door to back garden (four steps down to back garden).

First Floor

Landing (E) 2.84 x 2.77m)

Attic opening in ceiling.

Bedroom 1 (W) (3.77 x 2.94m)

Radiator, TV aerial socket.

Bedroom 2 (W) (4.34 x 2.61m)

Period style radiator, dark wooden floor.

Bedroom 3 (E) (2.86 x 2.45m)

Radiator, wooden floor.

Bathroom (E) (2.29 x 2.81m)

Bath, basin and WC

Front garden

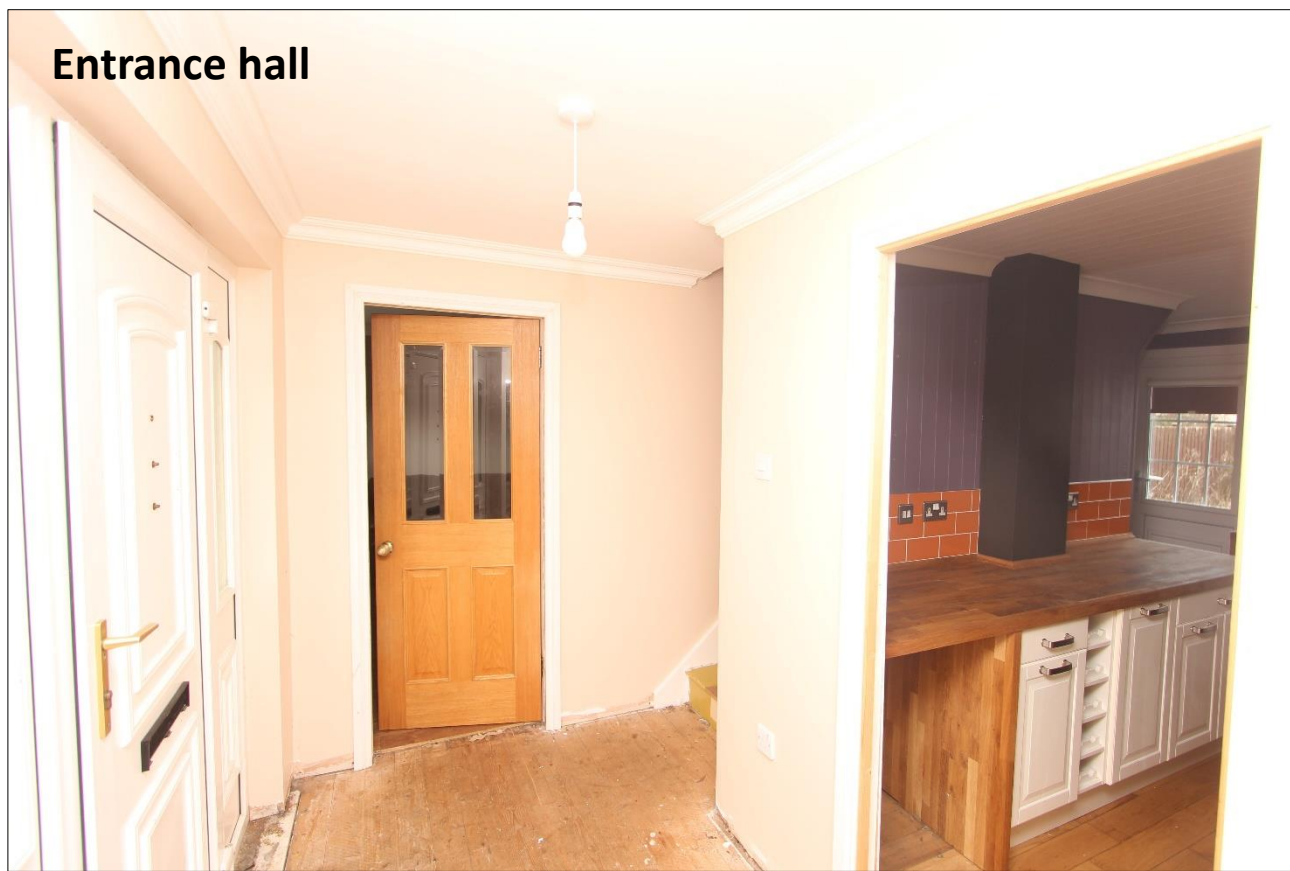
Approximately 10m wide x 4 m long. Gate to front garden of 23 Forker Avenue. A single storey lane between numbers 25 and 23 provides access to the back gardens of both properties.

Back garden

Approximately 10m wide x 11m long. High fencing on north side, low fencing on south side and very little fencing at east end where it backs onto a car park.



Entrance hall



Lounge



Situation

Rosyth is a popular town with a range of local amenities including a railway halt, library, dentist, medical centre, nurseries and primary schools. There are four high schools in Dunfermline and one in nearby Inverkeithing. A regular train service runs to Edinburgh and the Fife Circle. Ferrytoll Park & Ride, just 3 miles away, is a major transport hub for coaches around Fife and to Edinburgh (every 10 minutes), Glasgow, Perth, Dundee, St Andrews and Stirling. The nearby Queensferry Crossing is a major road link to Edinburgh and the south.

Rosyth Dockyard was built in 1909 and has a long standing history as a major Royal Navy dockyard. It is now owned by Babcock Marine, a major employer in the local area, where the Royal Navy's new Queen Elizabeth Class aircraft carriers are being constructed.

A wider range of amenities are available in neighbouring Dunfermline including large supermarkets, a college, theatre, music venue, health clubs and gyms, shopping centres, retail parks and recreation parks.

Bathroom



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3





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Directions:

From Edinburgh and from the north: Exit the M90 at junction 1C and take the A985 into Rosyth (signposted Kincardine). At the roundabout take the second exit and at the next roundabout take the third exit onto the B980. At the roundabout turn left and follow the road round to a T-junction. Turn right and take third left into Forker Avenue. Take the second right into Gill Way then the first right into a parking area. The property is on the east side of this car park.

From Dunfermline take Queensferry Road south and the B980 into Rosyth. At the roundabout at the rail halt turn right into Primrose Lane. Take the third left into Anderson Lane, turn right and take the third right into Forker Avenue. Follow the directions above.



View from upstairs eastwards over back garden and common parking area



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Viewing and registering an interest

Viewers can inspect the property without appointment but they view at their own risk. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.