

# 15 Queensferry Road, Rosyth, Dunfermline KY11 2PX

M90 0.5m, Dunfermline 3m, Kirkcaldy 13.5m, Edinburgh 15m

## IDEAL STARTER HOME OR BUY TO LET PROPERTY

Attractive 2 bedroom terraced house

Double glazing, gas central heating, gardens

### Ground Floor

- Lounge
- Kitchen/Dining Room
- Hall/staircase

### First Floor

- Bathroom
- 2 Bedrooms

### Outside

- Front and rear gardens. The plot measures 60 x 10 metres

**Offers Over: £85,000**

**Home Report value: £90,000**

**EPC: Band C**



McCrae & McCrae Chartered Surveyors, 12 Abbey Park Place,  
Dunfermline, Fife, KY12 7PD 01383 722454

## GENERAL DESCRIPTION

Attractive terraced house consisting of hall, lounge, fully fitted dining kitchen, two bedrooms and bathroom, with potential for extension to the rear. Front and rear gardens. Gas central heating and full double glazing. Rosyth is a popular commuter town with its own railway station, good access to the M90 junction 1c (0.5 miles away) to cross the Forth via the Queensferry Crossing and regular express bus services to Edinburgh from Ferrytoll Park & Ride. There is a bus stop across the road. There are also railway stations at nearby Inverkeithing and Dunfermline with excellent services to Edinburgh, Stirling, Dundee, Perth and Glasgow. There is a wide variety of local shops, with a Tesco metro, banks and restaurants. Historic Dunfermline is just a short drive away with its Abbey, cinema, theatre, music venue, swimming pool, diverse shopping, bars and restaurants. This house is well located for Rosyth Dockyard, Sky and the Amazon distribution centre. There are several local primary schools and nearby secondary schools including Dunfermline High School and Inverkeithing High School.



## ACCOMMODATION

W = west, E = East

### **GROUND FLOOR**

#### **Entrance hall/staircase (W) 5.2 x 0.8m**

Partly glazed storm door, staircase to first floor

#### **Kitchen/Dining Room (EEE) 5.05 x 2.55m**

A spacious room with a glazed door and two windows to the rear garden. Fully fitted wall and floor units, fitted oven, microwave and hob, single sink unit. Potential for extension similar to neighbouring property to the north.

#### **Lounge (W) 4.1 x 3.8m**

A spacious room with a large picture window to the west and partly glazed doors (to the hallway and kitchen). Understairs cupboard.



## FIRST FLOOR

### Landing 2.2 x 2.2 m

Storage cupboard with combi boiler

### Bedroom 1 (W) 3.8 x 3.2m

Good outlook through the large picture window. Built-in wardrobe.

### Bedroom 2 (E) 3.7 x 2.5m

Good outlook over the large rear garden.

### Bathroom (E) 2.3 x 1.8m

Bath with electric shower over, WC, wash-hand basin

## GARDENS

The house sits on a generously sized plot measuring 60 x 10m. The front garden is hedged to the north and south and measures 10 x 10m and has a path and lawn. The rear garden measures 35 x 10m. It has mature bushes and trees to the east which afford privacy and ensure that the garden and house rooms are not overlooked by the fairly distant Crossroads Place houses.

There are shops on the west side of Queensferry Road and the Dunfermline-bound bus stop is beside them and could not be more convenient.



## **SERVICES**

Mains water, gas and electricity.

## **COUNCIL TAX**

The house has a Band B Council Tax Banding.

## **EPC**

The EPC rating is Band C.

## **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), [info@mccraemccrae.co.uk](mailto:info@mccraemccrae.co.uk)

## **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**

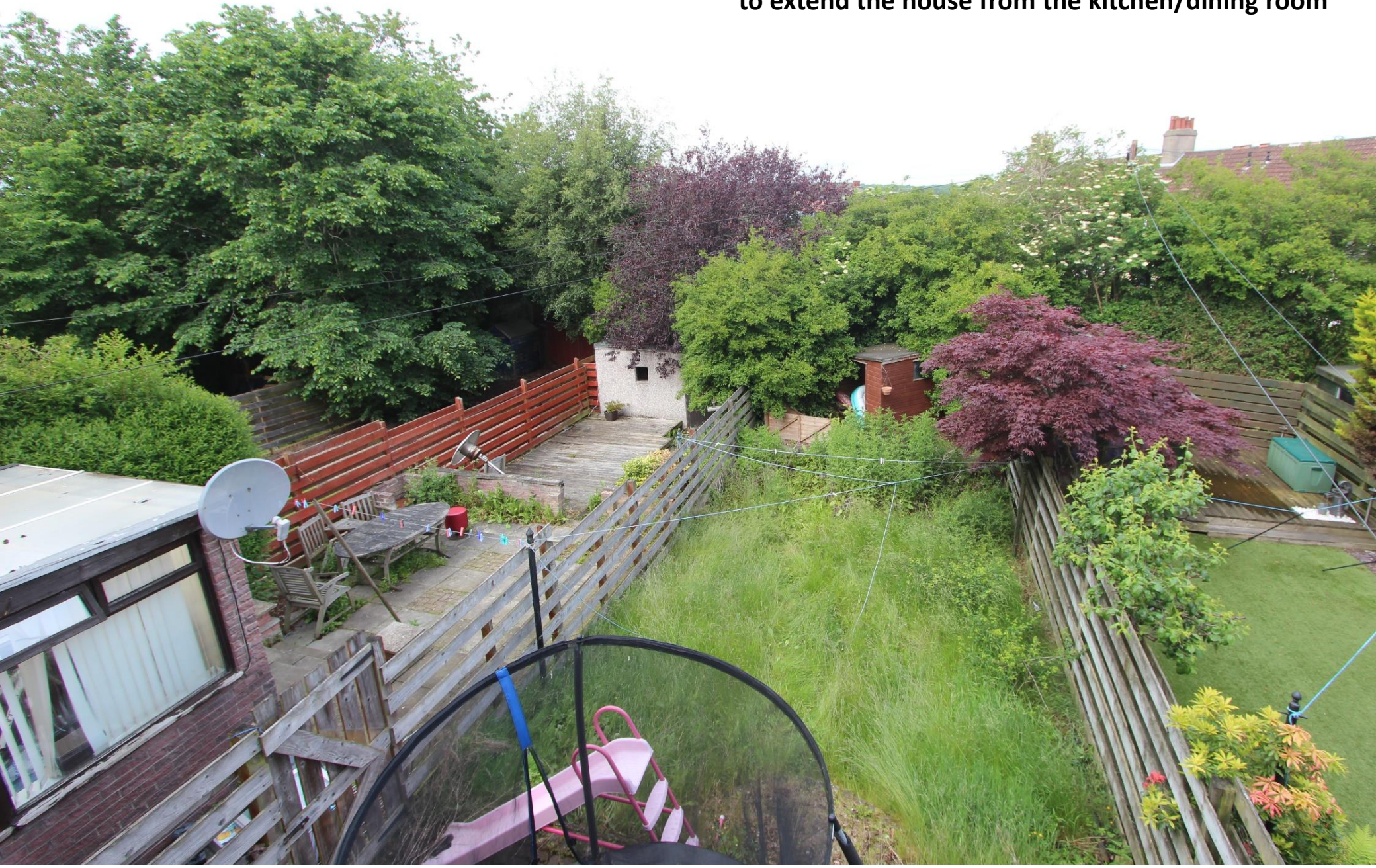
These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise,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

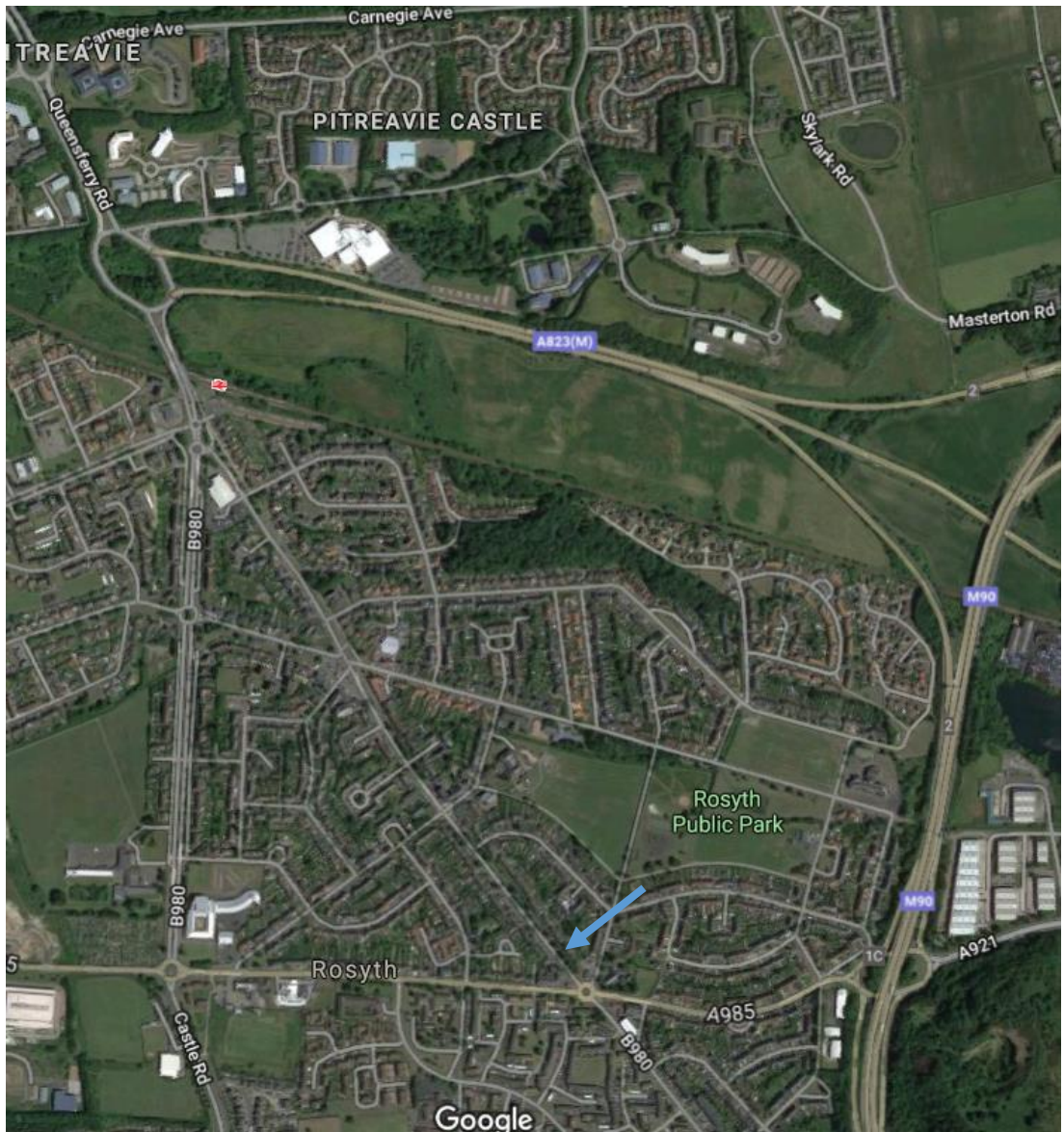


**The rear garden measures 35 x 10m and offers scope to extend the house from the kitchen/dining room**

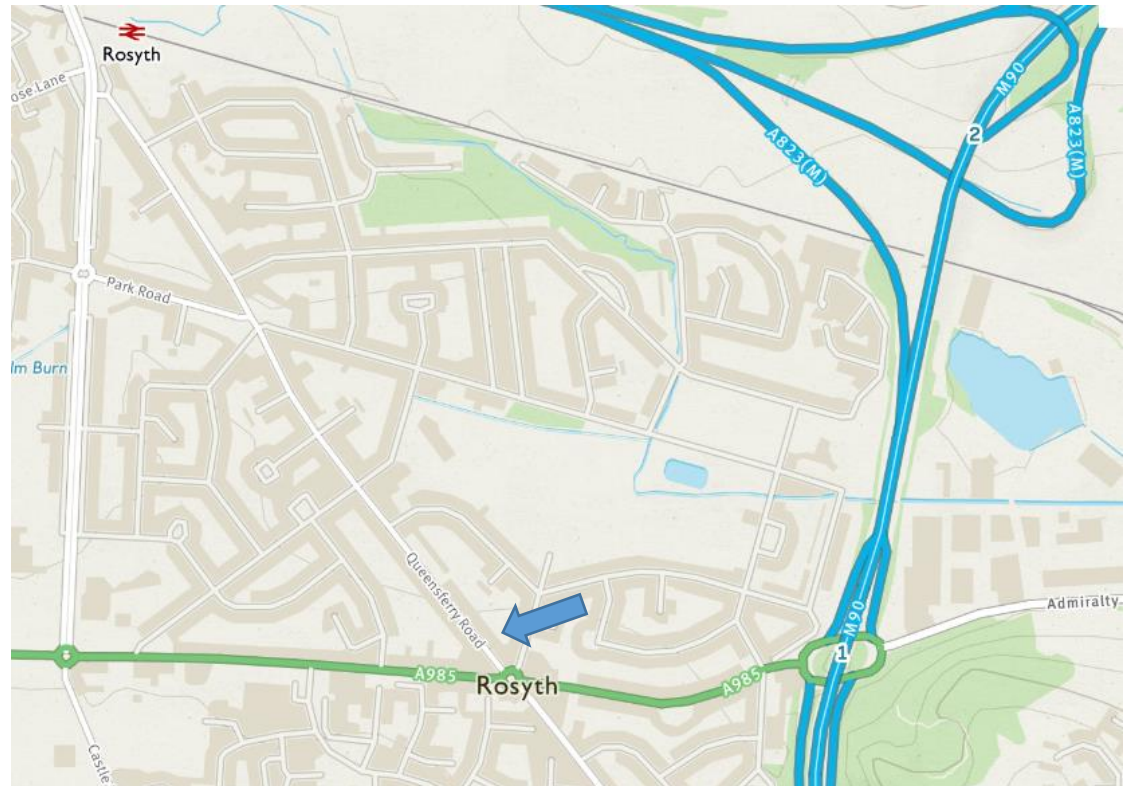
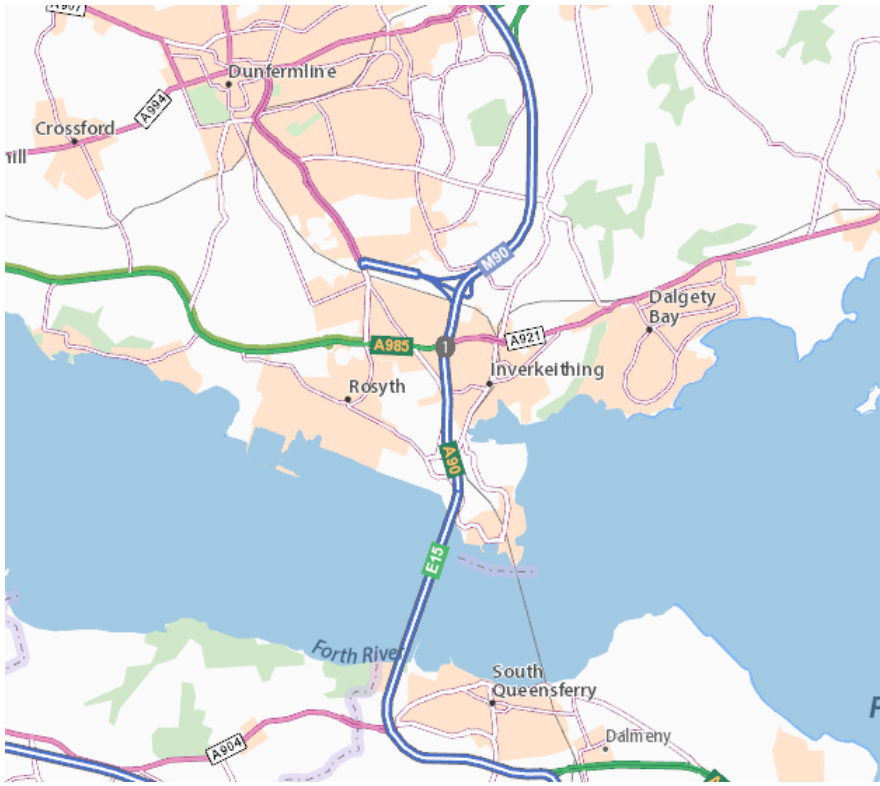


 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	4423 22/1/2010	<b>FFE11076</b>
 ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m	
	Survey Scale 1/1250	
NT1183SE NT1183NE		

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Key: The red outline shows the location of the house.



## DIRECTIONS

**From Edinburgh and the north:** Take the M90 motorway and exit at junction 1c. Take the A985 road signposted Rosyth and Kincardine. In Rosyth, at the roundabout, take the third exit into Queensferry Road and the property is the fourth house on the right opposite the shops.

**From Dunfermline:** Take the A823 south, following signs for Rosyth, Inverkeithing and Queensferry Crossing. This road becomes Queensferry Road and you'll past Pitreavie Golf Club and sports centre on the left hand side. Head straight on through the next two roundabouts to take the B980 into Rosyth. At the double roundabout outside the railway station, stay left onto Queensferry Road and keep going straight on, passed Tesco and the other shops. The property is in the final block on the left hand side close to the bottom of Queensferry Road.