



**Morgans**  
PROPERTY

20 Tyrwhitt Place, Dunfermline, KY11 2QS  
Offers Over £125,000







Spacious mid terraced villa situated in popular residential area of Rosyth close to all amenities, schooling and transport links. The property would benefit from some cosmetic upgrading making an ideal family home or a starter project for first time buyers. The subjects are generous throughout and briefly comprise entrance hallway with storage, dining kitchen and lounge on the ground floor. On the upper level there are two bedrooms, box room and wet room. There are gardens to the front and rear fully enclosed providing a child and pet safe environment. The property is double glazed with warm air central heating. Early entry available.





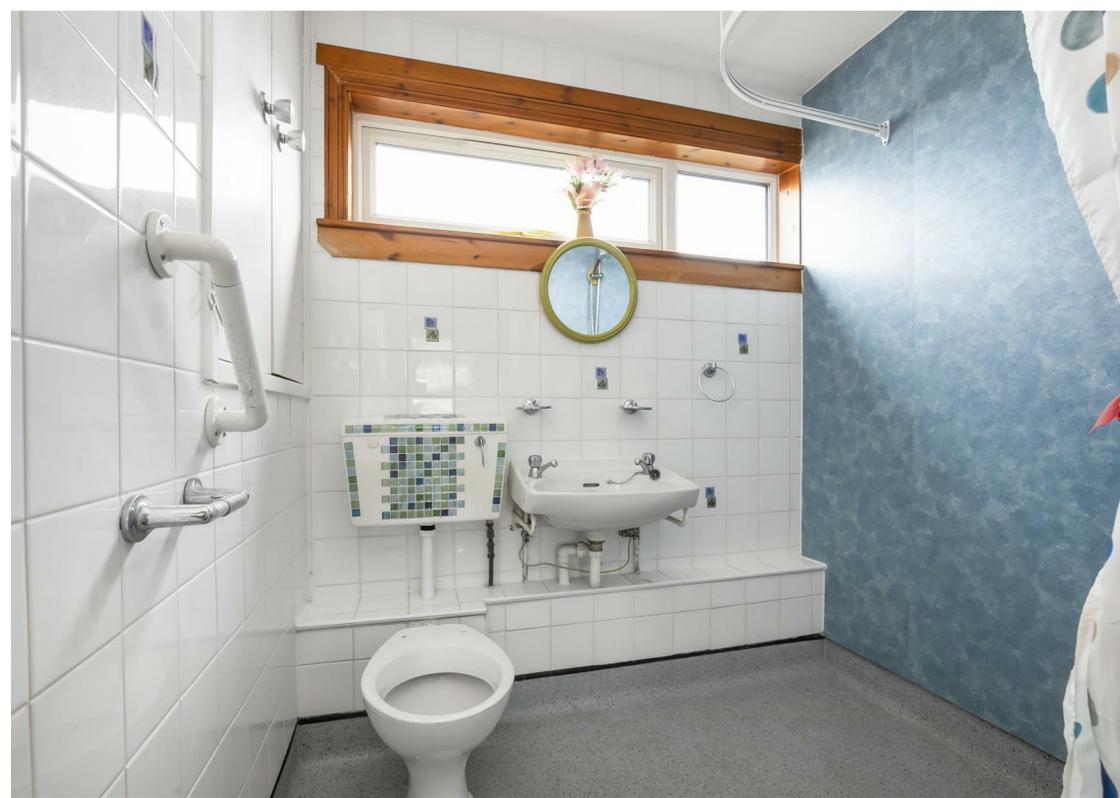
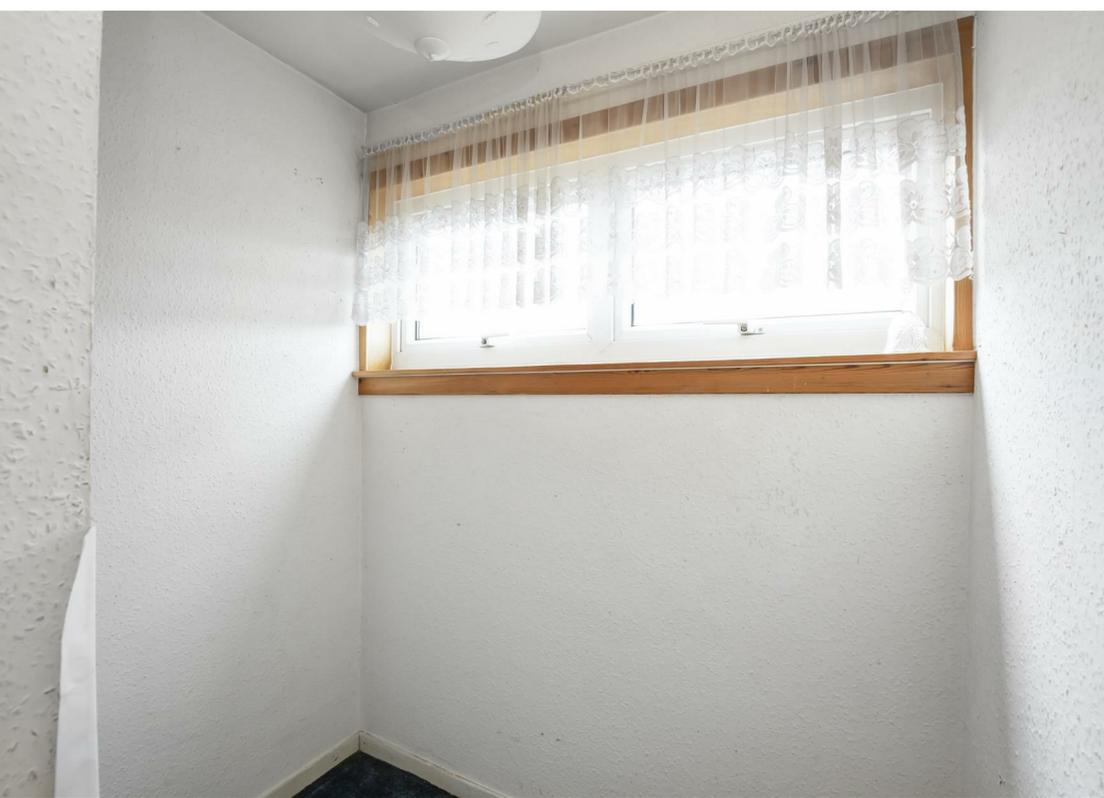
#### LOCATION

Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway network. Easy access to the M90 and Ferrytoll Park and Ride. A short drive takes you to the City of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links making this area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland.

#### EXTRAS INC IN SALE / AGENTS NOTE

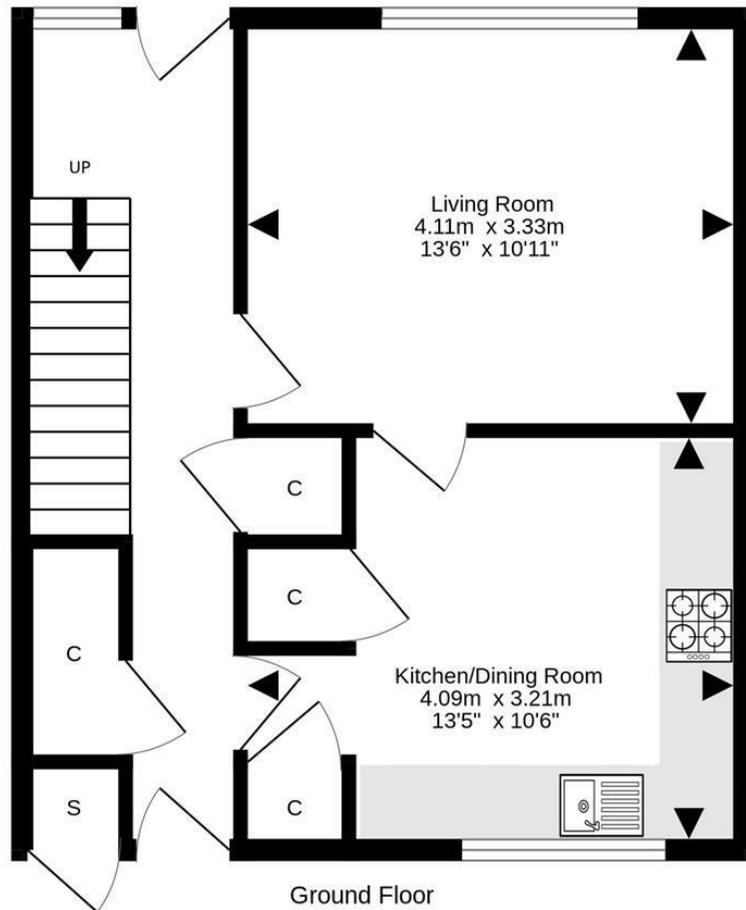
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. 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. Any intending purchaser will require to accept the position as it exists.

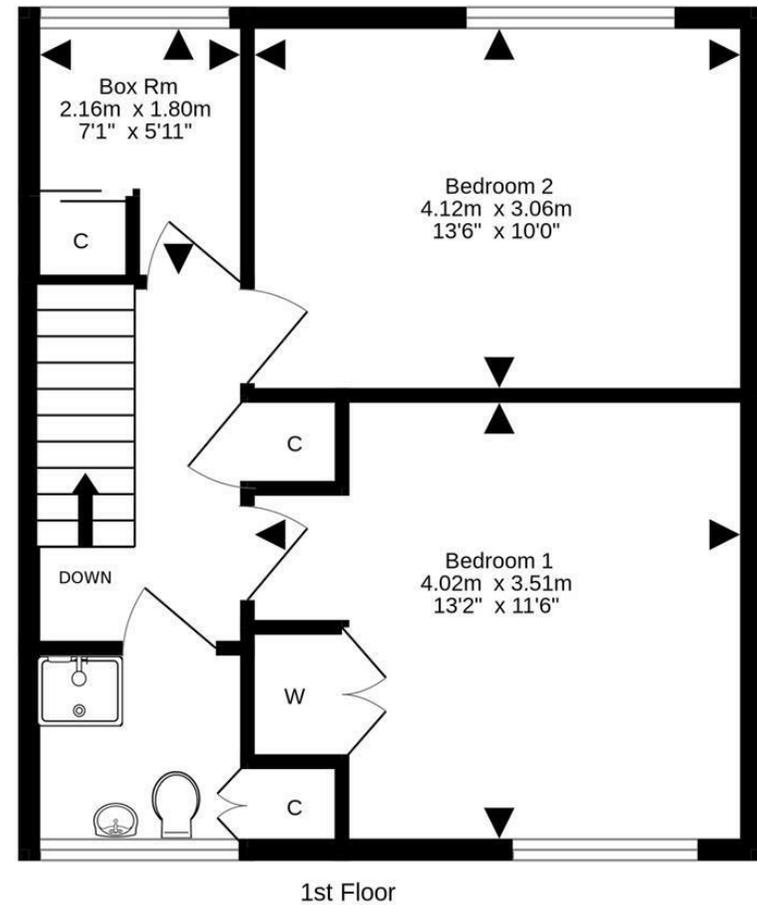








Wet Room  
1.88m x 1.71m  
6'2" x 5'7"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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PROTECTED

AGENTS NOTE 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. No movable items will be included in the sale.