



Morgans

PROPERTY

112 Middlebank Street, Dunfermline, KY11 2NJ

Offers Over £145,000



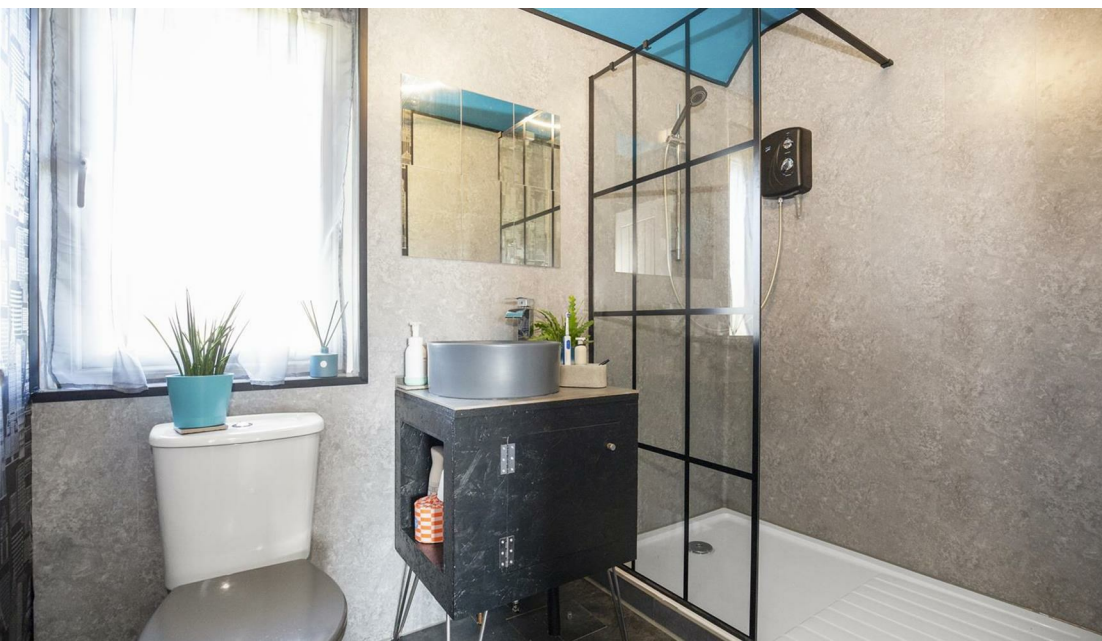








Absolutely lovely mid terraced villa with driveway to front and very generous gardens to the rear providing excellent outdoor space. The property is a credit to the owners who have refurbished this home over the last few years, turning it into a very "on trend" and stylish home. The subjects are well presented and briefly comprise entrance vestibule, lounge, fitted kitchen with door to gardens and on the upper level there are two double bedrooms and modern shower room. The gardens are mainly laid to lawn with patio/seating areas and feature fixed pergola. Driveway gives access for several vehicles. The property is double glazed with gas central heating.







## 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 and garden shed.

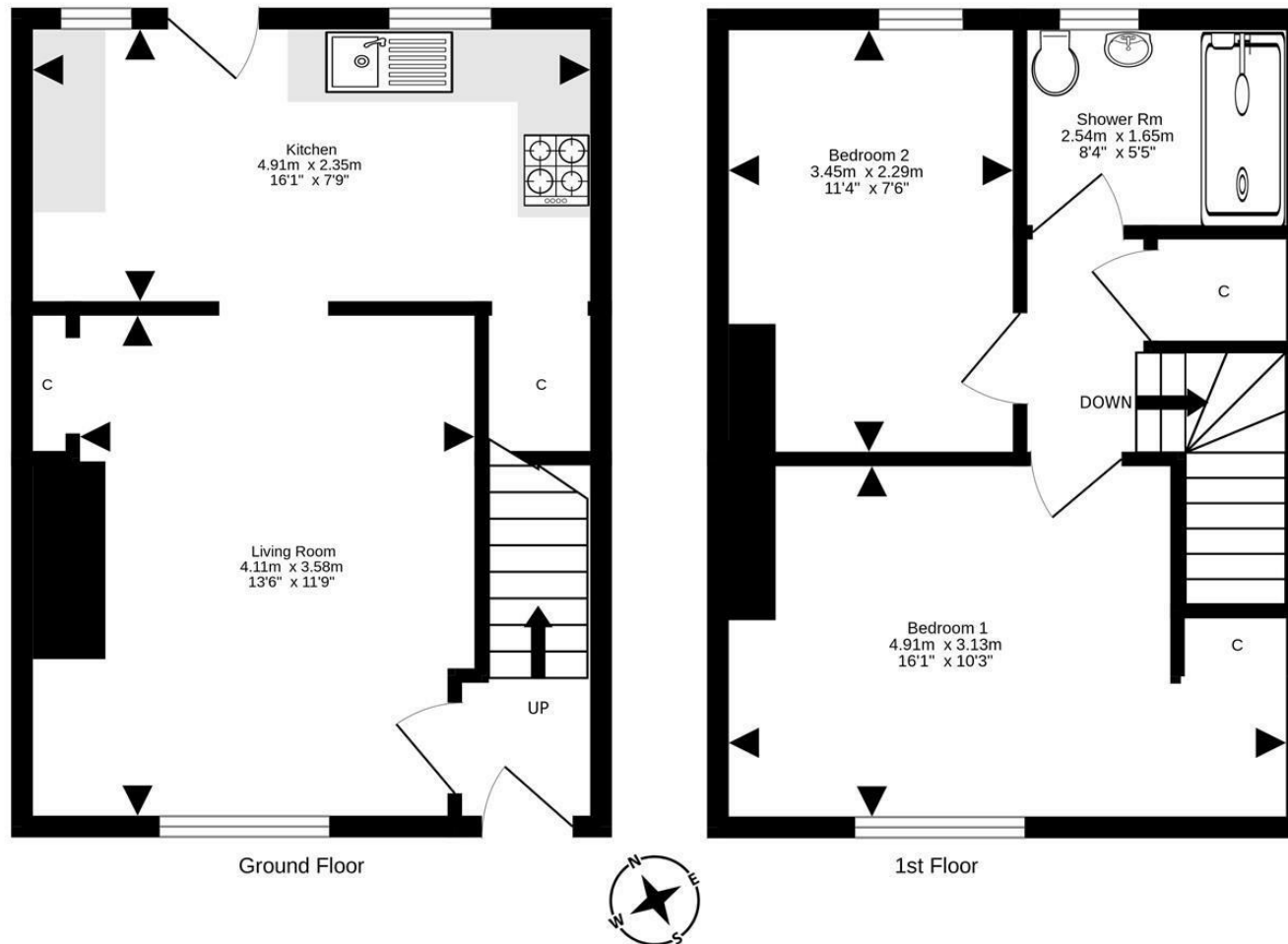
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.











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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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.