



**OFFERS OVER
£87,000**

**IMMACULATE AND SPACIOUS
2 BED UPPER FLAT IN IDEAL
LOCATION FOR COMMUTING
AND ACCESS TO LOCAL
AMENITIES**

**HALL
LOUNGE
CONTEMPORARY KITCHEN
TWO DOUBLE BEDROOMS
CONTEMPORARY SHOWER ROOM
GCH & DG
PARTIALLY FLOORED ATTIC
PRIVATE GARDENS
AMPLE ON STREET PARKING
EPC RATING C**



SITUATION

Rosyth is a popular commuter base for those traveling north and south of the Forth bridges. Within Rosyth's main thoroughfare, there is a good selection of shopping for everyday requirements including the local Tesco supermarket. The Ferry Toll Park and Ride facility at Inverkeithing provides regular and convenient services to Edinburgh and the Airport. Schooling of good repute can be found for Primary education within Rosyth and secondary schooling available in nearby Inverkeithing. Rosyth's railway station provides links to Edinburgh and throughout the Fife circle.

PROPERTY

4 Burnside Street is an immaculate and spacious 2 bed upper flat within a block of 3 other properties. The property is located within walking distance of the local school, a short drive from local amenities and commuter links.

Internally the property has been well maintained over the years and has been finished to a high standard throughout by the current owner. The property benefits from excellent storage facilities including a partially floored attic and outside store cupboard. There is gas central heating and double

glazing throughout the property.

Externally the property boasts three sections of garden. An area to the front of the property laid mainly with lawn, a private enclosed area to the side laid with bark chips ideal for garden furniture and an enclosed area of lawn located at the rear of the property with a drying area and garden shed. There is ample on street parking surrounding the property.

Viewing is a must to fully appreciate the high standard of accommodation this property has to offer.



ACCOMMODATION

HALL

Entrance hall with deep built in storage cupboard. Window to side. Radiator: Italian slate flooring. Staircase to hall providing access to all rooms.

LOUNGE 4.58m x 3.57m (15' x 11'9")

Spacious and bright lounge with window to front. Two built in storage cupboards one with telephone point. Radiator: Spot lights. Carpet.

KITCHEN 3.21m x 2.76m (10'6" x 9'1")

Fully fitted contemporary B&Q kitchen with matching wall and base units. Integrated electric induction hob, oven, chimney style cooker hood, sink and drainer, washing machine, fridge and a frost-free freezer. Two windows to rear. Light sensor. Fitted kitchen carpet.

LANDING 2.00m x 1.16m (6'7" x 3'9")

Built in storage cupboard. Hatch with Ramsay ladder to partially floored attic. Carpet.

BEDROOM ONE 4.13m x 3.15m (13'7" x 10'4")

Exceptionally spacious double bedroom. Ample space for bedroom furniture. Window to front. Radiator: Carpet.

BEDROOM TWO 4.05m x 3.11m (13'3" x 10'3")

Bright and spacious double bedroom. Window to rear: Built in deep storage cupboard. Ample space for bedroom furniture. Radiator: Carpet.

SHOWER ROOM 1.90m x 1.71m (6'3" x 5'7")

Contemporary white three-piece suite comprising walk in shower unit with electric shower, WC and built in vanity unit with integrated wash hand basin. Opaque window to rear. Vertical radiator. Vinyl flooring.

GARDENS AND GROUNDS

The property boasts three sections of garden. An area to the front of the property laid mainly with lawn, a private enclosed area to the side laid with bark chips ideal for garden furniture and an enclosed

area of lawn located at the rear of the property with a drying area and garden shed. There is ample on street parking surrounding the property.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The garden shed is also included in the sale.

VIEWING

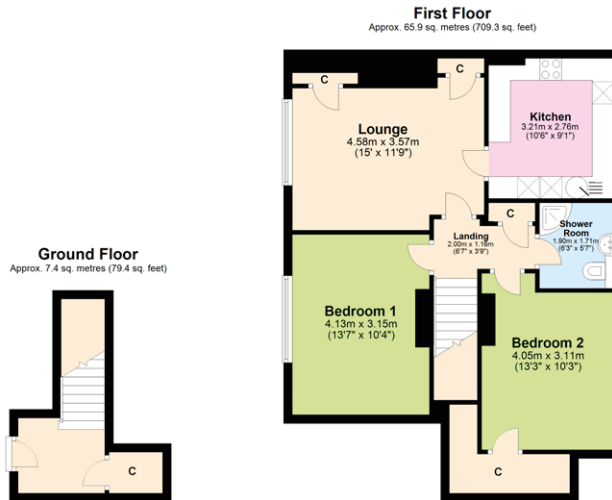
Call Malcolm Jack & Matheson.

HOME REPORT

There is a Home Report for this property.

ENTRY

Entry by mutual arrangement.



Photographs and floorplan by Mike Dooley Photography 07730 560286



OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies.

Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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