



Malcolm Jack
& Matheson

1 Albert Street, Rosyth
KY11 2RZ



OFFERS OVER
£110,000

**WELL-PRESENTED 2-BEDROOM
GROUND FLOOR FLAT WITH
PRIVATE GARDENS, DRIVEWAY
& GARAGE**

**HALL
LOUNGE
MODERN KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
PRIVATE GARDENS TO FRONT,
SIDE AND REAR
DRIVEWAY & DETACHED
SINGLE GARAGE
GCH & DG
EPC-D**



SITUATION

Rosyth serves as a well-favored commuter hub for individuals journeying both north and south of the Forth bridges. The main thoroughfare in Rosyth offers a diverse range of shopping options, including the local Tesco supermarket for everyday needs. Conveniently, the Ferry Toll Park and Ride facility in Inverkeithing provides regular services to Edinburgh and the Airport. Rosyth boasts reputable primary education options, while secondary schooling is accessible in nearby Inverkeithing. Additionally, the railway station in Rosyth establishes connections to Edinburgh and various destinations throughout the Fife circle.

PROPERTY

1 Albert Street offers a spacious two-bedroom ground floor flat in impeccable condition, located close to good schooling, commuter links and local amenities.

Internally, the property is in walk in condition, featuring modern and spacious living space comprising lounge, a modern fully fitted kitchen, two double bedrooms, and a bathroom. The property boasts ample storage facilities and benefits from gas central heating and double glazing throughout.

Externally, the property benefits from three separate garden areas to the front, side, and

rear, along with a driveway leading to a detached single garage.

ACCOMMODATION

HALL 4.00M X 0.98M (13'1" X 3'3")

Built in under stair storage cupboard with radiator. Radiator. Carpet.

LOUNGE 4.39M X 3.75M (14'5" X 12'4")

Bright and spacious lounge with window to front. Feature fireplace pebble effect electric fire. Shelled recess. Radiator. Carpet.



KITCHEN 2.95M X 2.20M (9'8" X 7'3")

Modern fully fitted kitchen with window to the rear overlooking the garden. Boiler. Integrated oven, gas hob, sink and drainer. Free standing washing machine and fridge. Radiator. Vinyl flooring.

BEDROOM ONE 4.00M X 3.10M (13'1" X 10'2")

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

BEDROOM TWO 3.14M X 3.03M (10'4" X 9'11")

Double bedroom with window to the front. Radiator. Original painted wooden floors.

FAMILY BATHROOM 3.00M X 1.33M (9'10" X 4'4")

Modern white three-piece suite comprising bath with electric shower above, wash hand basin and WC. Radiator. Opaque window to rear. Wall mounted mirrored wall cabinet.

GARDENS AND GROUNDS

The front garden is enclosed and finished with low-maintenance stone chips. To the side of

the property, there is a further enclosed lawn area which also accommodates the driveway and a detached single garage. The rear garden is mainly laid to lawn and includes a designated area for drying clothes.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing washing machine and fridge are also included in the sale.

VIEWING

To view please contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

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 to be advised of any closing dates which may be set.

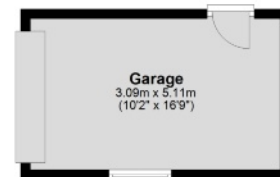
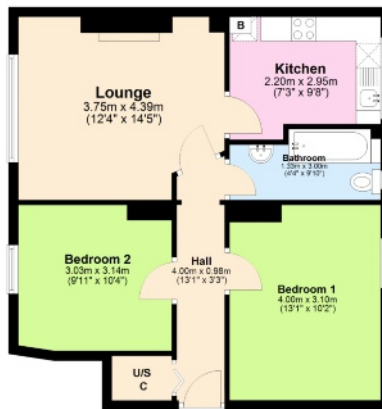
A note of interest holds no contractual obligations for either the purchaser or the seller.

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



Ground Floor

Approx. 71.9 sq. metres (773.5 sq. feet)



Garage to right, opposite front door

Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this brochure, representations of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser.

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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