



**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

**46 Primrose Avenue, Dunfermline, KY11 2SS**  
**Offers Over £144,000**



Well proportioned semi detached villa situated in the ever popular residential area of Camdean close to all amenities, schooling and transport links. Entrance Porch, Hall, Lounge, Dining room, Kitchen, Utility/storage room, 3 Bedrooms, Shower room. Double glazing. Gas central heating. Gardens to front and rear. Superb family home. Well maintained. Some general modernisation required. Good storage accommodation. EPC - D. Council Tax - C. Freehold.

## 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. This property is within few minute's walk to Tesco and Rosyth Halt railway station.

## PROPERTY - SEMI DETACHED VILLA

- Entrance porch
- Hall
- Lounge with feature fire
- Dining room with patio doors to garden
- Kitchen with appliances
- 3 Bedrooms
- Utility / Storage room
- Modern shower room
- Double Glazing / Gas central Heating
- Neat gardens to front and rear
- Ideal family home

## ACCOMMODATION

### Entrance Porch

Patio doors give access to the property. Door to hall.

### Hall

With doors to the lounge and large storage room

### Lounge 4.39 m x 3.76 m / 14'5" x 12'4"

This is a lovely bright, good sized room that features an attractive gas fire with marble hearth. Access to dining room. Front.

### Dining Room 3.02 m x 2.07 m / 9'11" x 6'9"

With patio doors leading to the garden. Door to kitchen. Rear.

### Kitchen 2.95 m x 2.08 m / 9'8" x 6'10"

Fitted with white hi gloss units. Door to garden. Door to utility room. Rear.

### Utility/Storage Room 2.22 m x 1.80 m / 7'3" x 5'11"

This is a very handy storage area. Storage cupboard.

## Landing

With doors to 3 bedrooms. Small double storage cupboard.

### Bedroom 1 3.61 m x 3.24 m / 11'10" x 10'8"

A good sized double bedroom with ample fitted wardrobes and matching dressing table which features a pull out laundry basket. Front.

### Bedroom 2 3.60 m x 3.12 m / 11'10" x 10'3"

Another double bedroom. Rear.

### Bedroom 3 3.06 m x 2.18 m / 10'0" x 7'2"

This room boasts a storage cupboard. Rear.

### Shower Room 2.37 m x 2.17 m / 7'9" x 7'1"

This attractive shower room has been refitted with a modern white suite incorporating a double shower compartment. Wet wall panelling and tiling. Front.

## Gardens

The property enjoys neatly presented areas of garden ground to the front and rear.

## HEATING

Gas central heating.

## GLAZING

Double glazing.

## EXTRAS

All the fitted carpets together with the kitchen appliances are included in the sale price.

## HOME REPORT

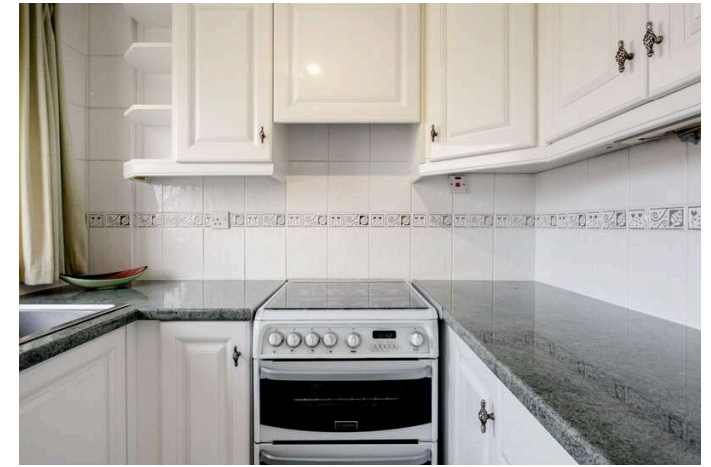
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

## SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/ Guarantees given.













### VIEWING

Contact Ross & Connel on 01383 721156

### OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

### VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

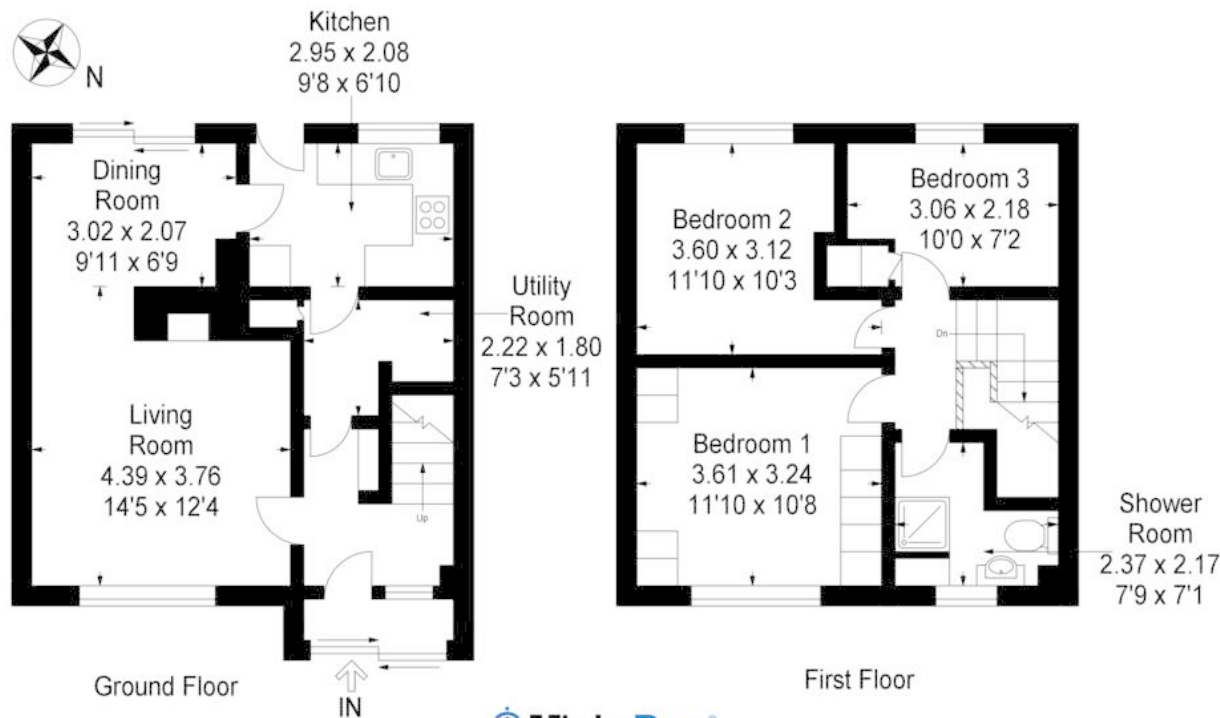
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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