



RE/MAX PROPERTY



9 Parkgate, Rosyth, Fife, KY11 2JW

- ***Pretty 2 Bedroom Top Floor Apartment***
 - ***Freshly Redecorated***
 - ***Ideal First Time Buy***
- ***Open-Plan Lounge/Kitchen***
 - ***2 Double Bedrooms***
 - ***Fresh Family Bathroom***
 - ***Communal Drying Area***
 - ***Allocated Parking Space***

****LOVELY 2 BEDROOM TOP FLOOR APARTMENT!****

Niall McCabe and RE/MAX Property are delighted to bring to the market this very spacious apartment situated in the ever-popular address of Parkgate, Rosyth. The property is benefitted from tasteful & freshly done interiors and has been maintained to a very high standard. Great emphasis has been placed on the creation of easily managed openplan space with a fresh layout, which is loved by first time buyers & investors alike.

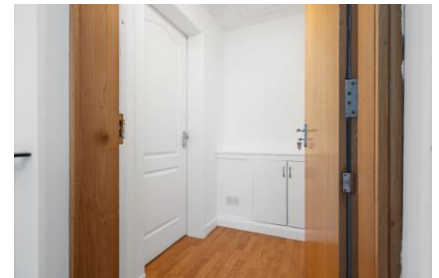
Rosyth, situated on the River Forth, offers schools, shops, banks and leisure facilities. The town is located approximately 2 miles from the Forth Road Bridge and lies within a short drive of the M90/A90 networks connecting to Perth, Dundee, Glasgow, Edinburgh and Central Belt. The area is well served by public transport including railway services to Edinburgh and all stops on the Fife Circle.

The home report can be downloaded from our website.

Freehold

Council tax band B

Factor Fee – Self Managed In Block



Entrance Hallway

5' 5" x 4' 6" (1.65m x 1.37m)

Spacious entrance hallway, leading onto the main reception space. Finished perfectly in a neutral palette setting the tone of the interiors to follow.



Lounge/Kitchen

21' 4" x 19' 3" (6.51m x 5.86m)

A gorgeous spot to relax, cook & entertain! The lounge area is characterised by vaulted ceilings, dual windows flooding the space with light. It has been freshly finished with complimenting wood effect flooring. The kitchen section is well-equipped with a large selection of base & wall mounted Shaker style units, and a range of integral appliances.



Bedroom 1

15' 3" x 11' 1" (4.66m x 3.39m)

The principal bedroom is of fabulous proportions, and enjoys fresh carpeting, slick décor and a large window overlooking the surrounding area. It also offers a large floorspace for various furniture formations.

Bedroom 2

13' 0" x 9' 3" (3.97m x 2.81m)

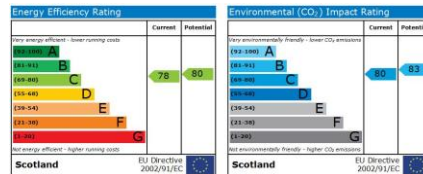
Bedroom 2 is a further spacious double room – benefitting from carpeted flooring, trendy styling & central lighting.

Family Bathroom

7' 3" x 5' 10" (2.20m x 1.78m)

Lovely 3-piece bathroom; which comprises of a large bathtub with pretty, tiled surround, a wash hand basin & W.C. There is a lovely flooring design and picture window.





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