



Morgans
PROPERTY

14 James Miller Road, Rosyth, KY11 2HQ
Fixed Price £320,000

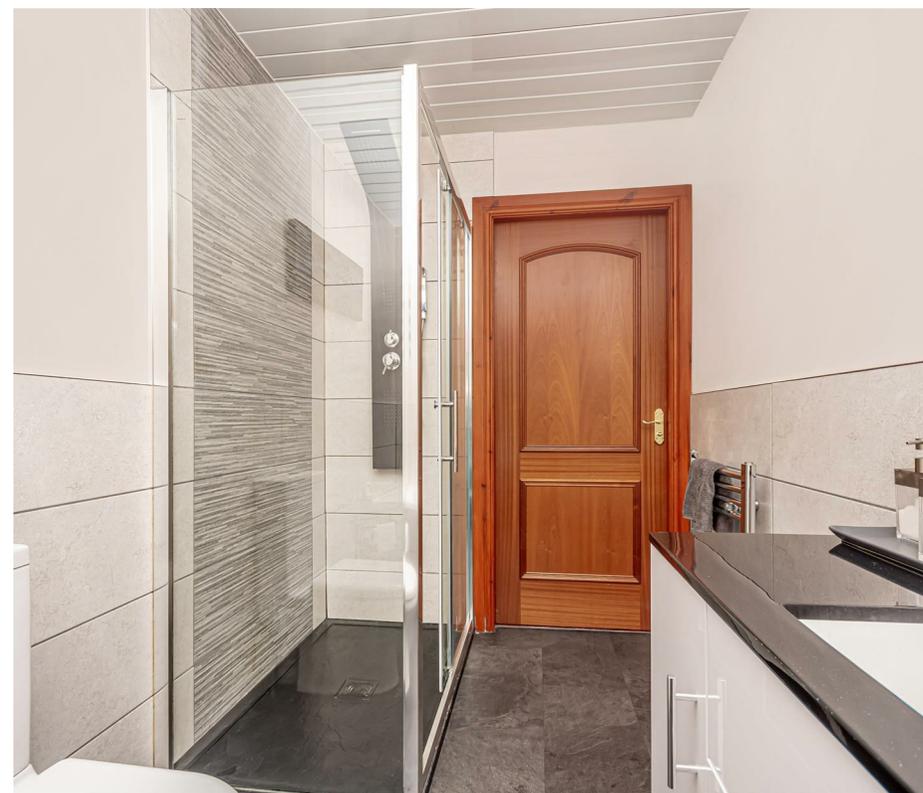






We are delighted to bring to the market this deceptively spacious executive villa situated on enviable plot with excellent parking for four/five cars and fabulous views from the upper level. The landscaped gardens are an idyllic haven with large feature paved patio area and framed pergola. A great entertaining home. The gardens are mature with plants, shrubs and trees surrounding providing a child and pet safe environment. The accommodation is in nice move in condition and has been upgraded over the last few years by the present owners. Quality fixtures and fittings make this an ideal family home set within a private and quiet cul-de-sac of similar executive properties. The subjects briefly comprise reception hallway, contemporary fitted kitchen with built in breakfast bar and appliances, lounge with lovely open views, dining room or fifth bedroom, double bedroom with en-suite facilities and stylish family bathroom. On the lower level there are three further double bedrooms with master en-suite. inner hallway leads to utility room and w.c facilities. There is a single garage. The property is double glazed with gas central heating and viewing is highly recommended to appreciate the standard and space this home has to offer. EPC RATING C





LOCATION

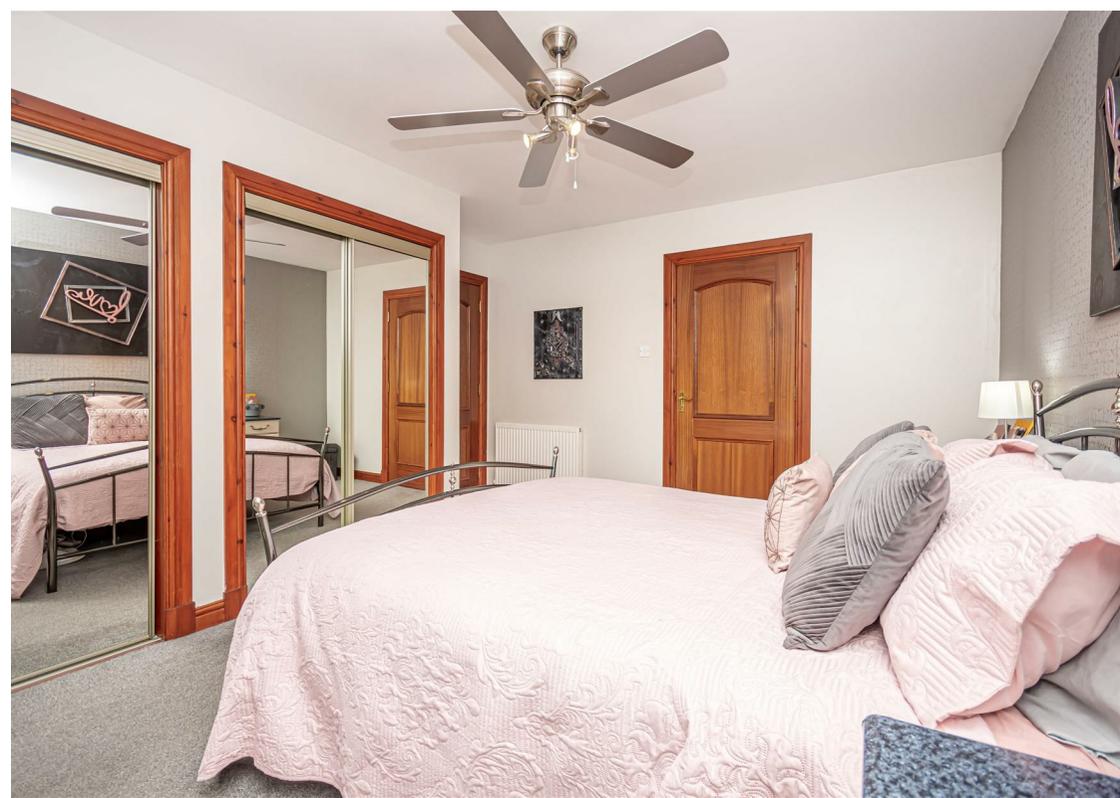
Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway 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.

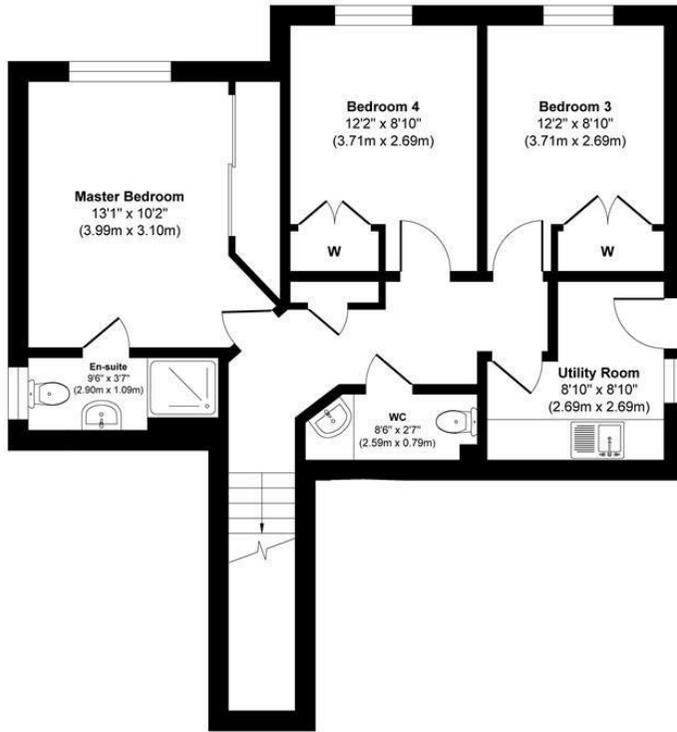
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



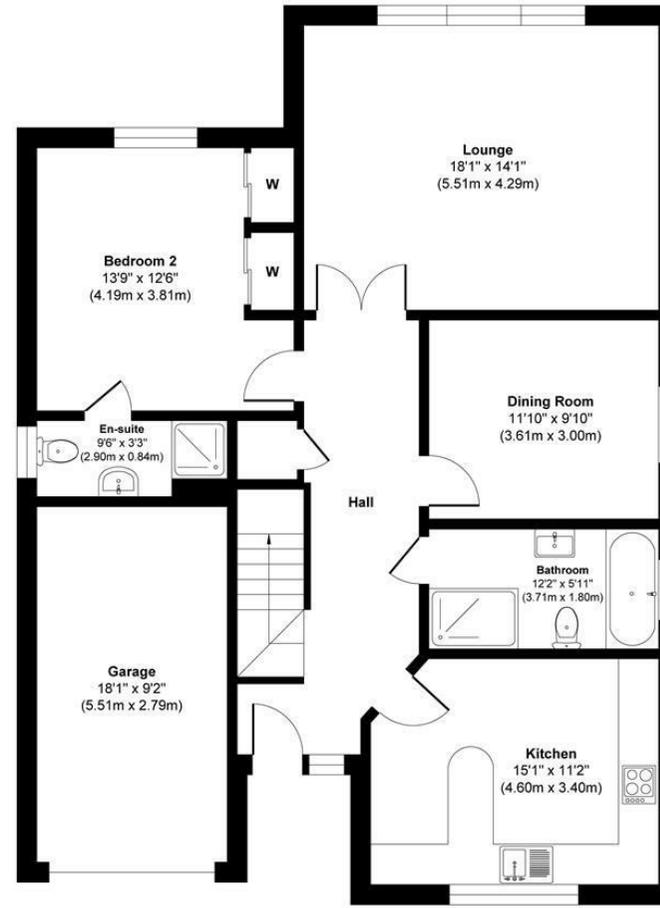








Lower Ground Floor



Ground Floor



This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

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.