



Offers Over £98,000
63 Wemyss Street, Rosyth, Dunfermline, Fife, KY11 2JT

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Delmor are delighted to present to the market this semi detached villa which would benefit from being upgrading and is set in a much sought after 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. The property is also within walking distance to Rosyth train station. 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. The property briefly comprises of, on the ground floor - Entrance hallway. Bright spacious lounge with fireplace and inset fire. Dining kitchen is fitted with an array of floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Ample space for appliances. Breakfast bar area. Family room/dining room with patio doors leading to the rear. Ample space for dining table and chairs. First floor has top hallway. Double bedroom with fitted mirrored wardrobes and furniture. Storage cupboard. Further double bedroom with furniture and storage cupboard. Bathroom with three piece suite comprising of bath, WC and pedestal wash hand basin. There are gardens to the front, side and rear. Driveway to the side allowing for off street parking and leading to the double garage. The property has double glazing and gas central heating. Early viewing is highly recommended on this keenly priced and would ideally suit a buyer looking to put their own stamp on a home.

Ground Floor

Entrance Hallway

Lounge



4.7m x 4.0m (15' 5" x 13' 1")



Dining Kitchen



4.4m x 3.1m (14' 5" x 10' 2")

Family Room



4.2m x 2.8m (13' 9" x 9' 2")

First Floor

Top Hallway

Bedroom



4.0m x 3.7m (13' 1" x 12' 2")



Bedroom



2.8m x 4.1m (9' 2" x 13' 5")



Bathroom



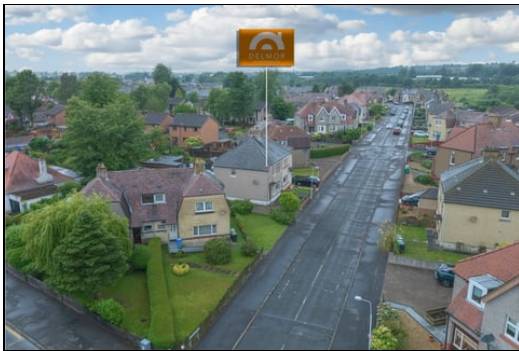
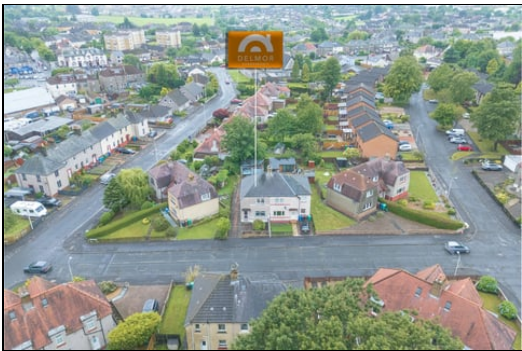
1.8m x 2.0m (5' 11" x 6' 7")

Gardens



Extras

All floor coverings. Electric hob, oven and extractor fan.



Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

