



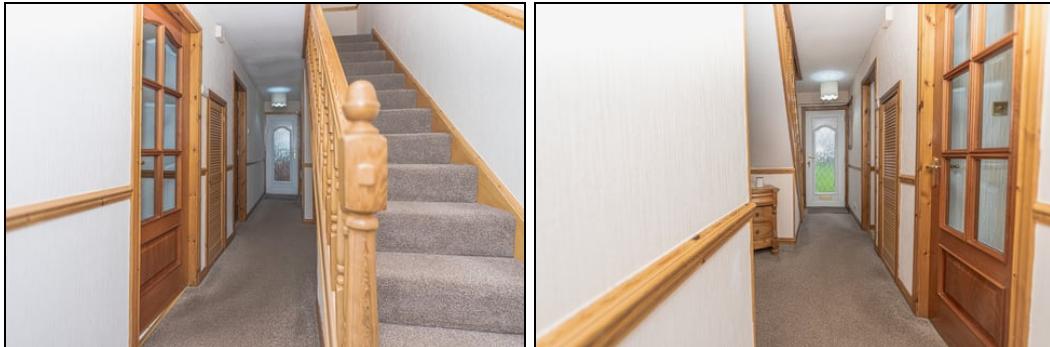
Offers Over £144,950
51 Hudson Road, Rosyth, Dunfermline, Fife, KY11 2DN

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51 Hudson Road, Rosyth, is a mid-terraced villa which is located close to local amenities and within walking distance of St Johns and Kings Road primary schools. New state of the art , Caledonia High School opening for first intake August 2026 is also within walking distance. 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 well-proportioned family home offers accommodation over two levels. The ground floor comprises entrance hallway with storage cupboards and WC with wash hand basin. The kitchen is fitted with wall mounted and floor units, free standing electric cooker, integrated extractor fan, free standing dishwasher, washing machine, and fridge freezer and ample space for table and chairs. Spacious living room. The upper floor features a hall providing access to three bedrooms, wet room with WC, wash hand basin and shower, and a mirrored storage cupboard. Externally, there is a small garden area to front which is laid with chips. The rear garden is enclosed and is entirely laid with mono-block for easy maintenance, and there is a small shed. The property benefits from a new roof and insulation, gas central heating and double glazing.

Ground Floor

Hall



Lounge



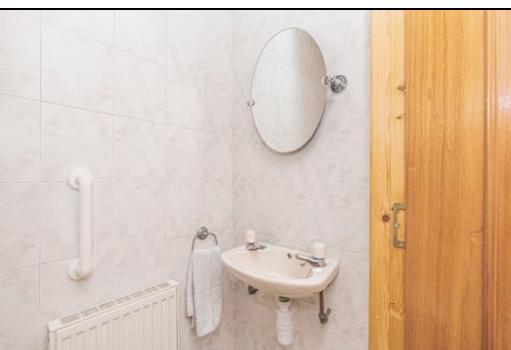
4.1m x 3.2m (13' 5" x 10' 6")

Kitchen



3.2m x 3.2m (10' 6" x 10' 6")

WC



First Floor

Top Hall



Wet Room



Bedroom



Bedroom



9.6m x 11.10m (31' 6" x 36' 5")



11.10m x 9.6m (36' 5" x 31' 6")

Bedroom



7.10m x 6.7m (23' 4" x 22' 0")

Gardens

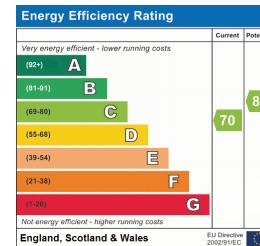


MORTGAGE & FINANCIAL ADVICE

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.



Extras

All floor coverings, light fixtures, dishwasher, washing machine, fridge freezer and tumble dryer. Additional furniture can be included within the sale price.

SONIC TAPE

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

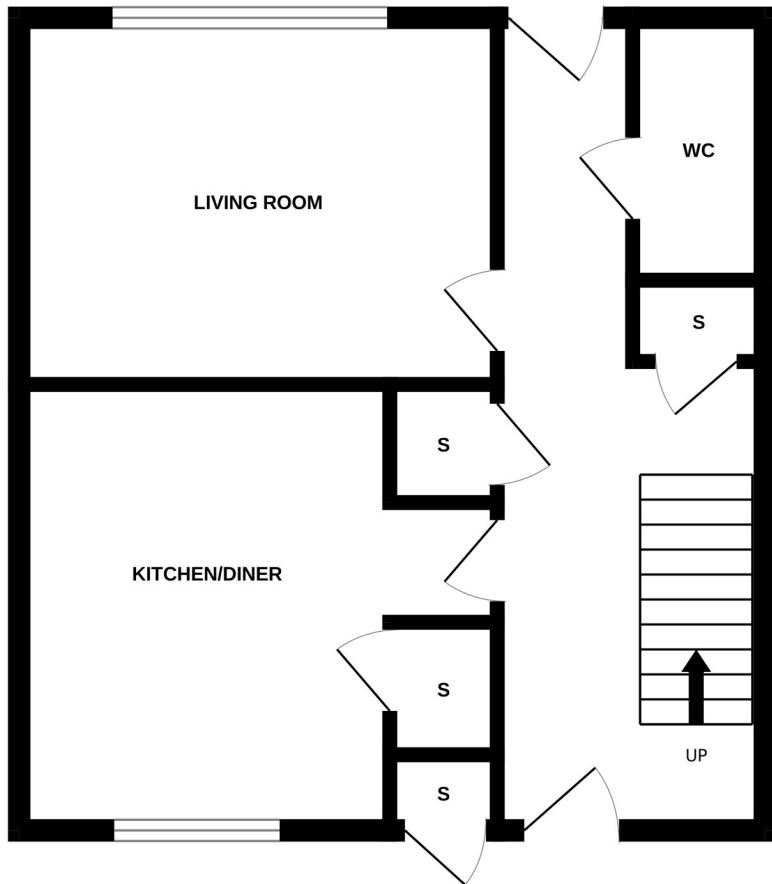
MEASUREMENTS

All measurements are approximate.

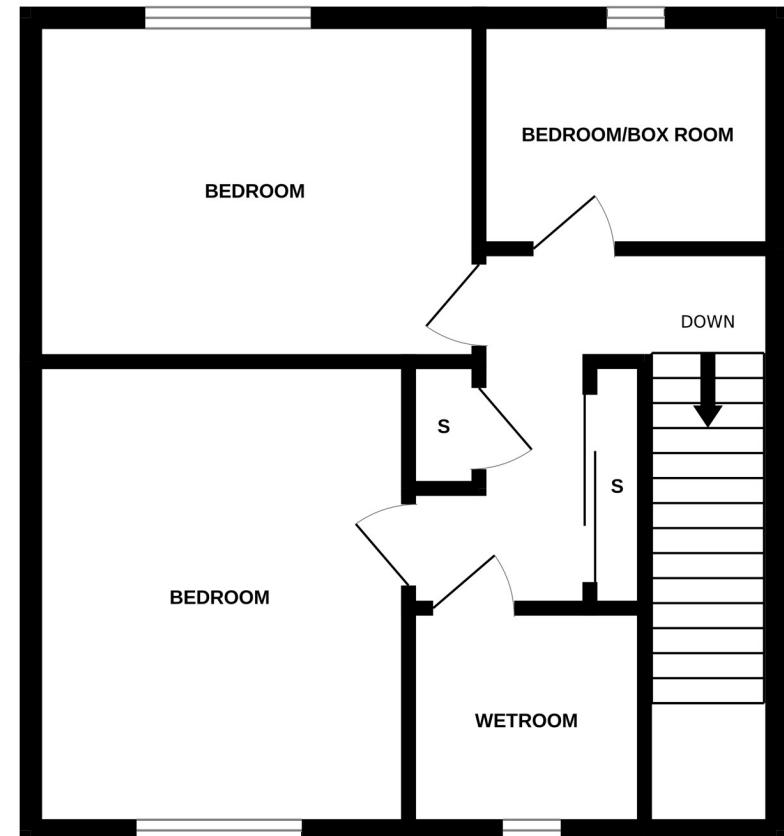
APPLIANCES/SERVICES

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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