

maloco
mowat
parker

Solicitors & Estate Agents

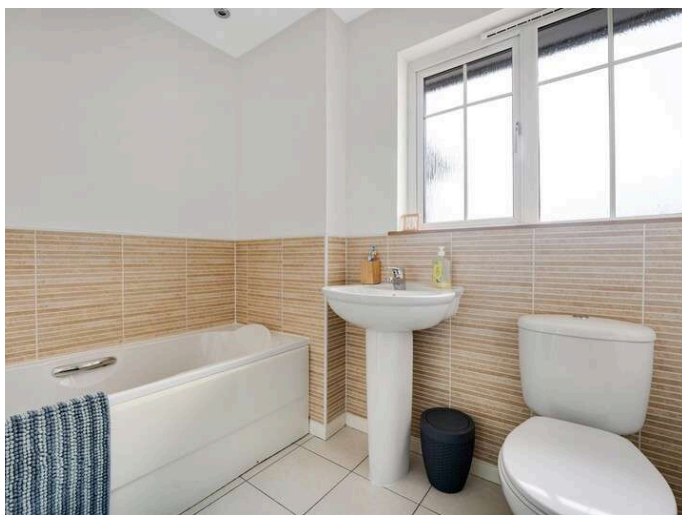
9

Caledonia Court, Rosyth, Dunfermline, KY11 2ZJ



Working harder for you

Quote



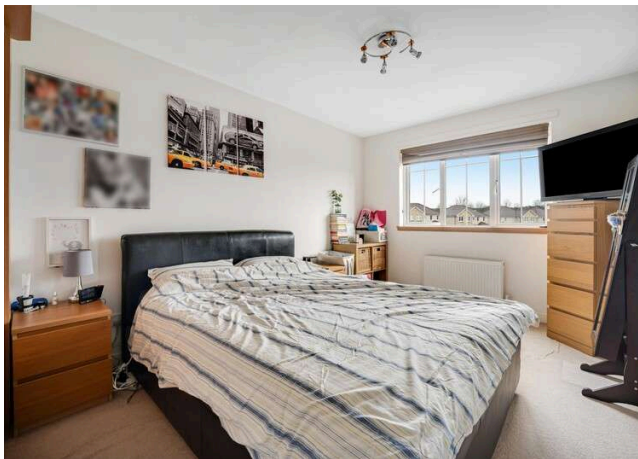
3 bedrooms



1 public

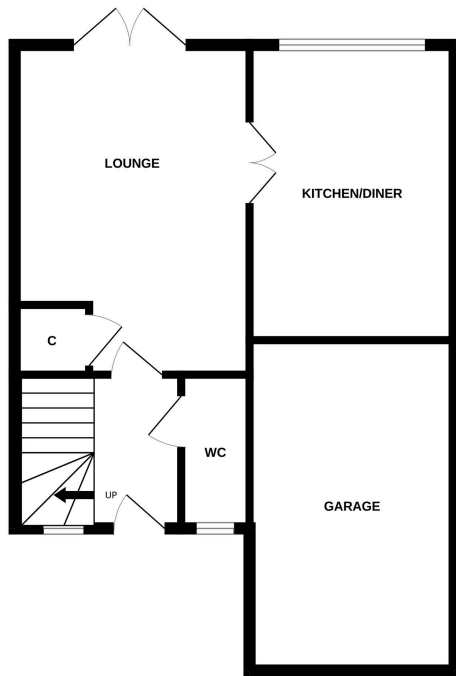


2 bathrooms

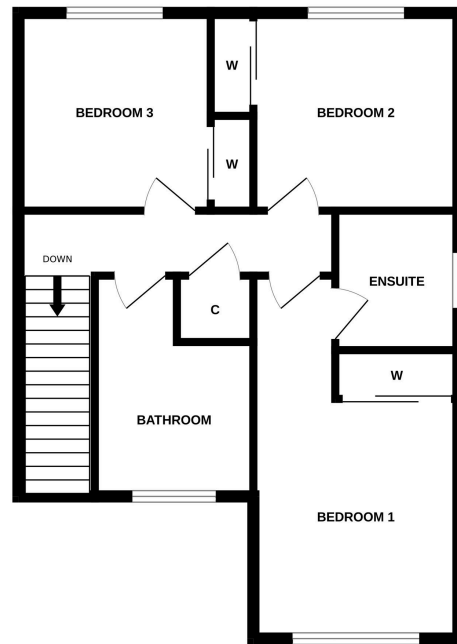


- + A modern, three bedroom detached home set within a popular residential setting to the North of Rosyth
- + Excellent location for families with a variety of amenities close to hand including various shops and restaurants within Rosyth. Various leisure facilities and a wider range of amenities in nearby Dunfermline
- + Only a five minute walk from Rosyth Railway Station and around a 10 minute drive from both Inverkeithing and Halbeath Park and Ride
- + Rosyth benefits from several primary schools of good repute with Dunfermline High School and Inverkeithing High School providing secondary education
- + Situated at the end of a private driveway with pleasant outlooks
- + Hallway with WC leading through to lounge
- + Kitchen comes equipped of a range of floor and wall mounted storage, appliances, space for a table and chair set and access onto gardens
- + Family bathroom with WC and wash hand basin
- + Master bedroom with en suite shower room and built in wardrobes
- + Two additional double bedrooms benefitting from built in wardrobe space
- + Neat gardens to the rear
- + Driveway and single garage
- + Gas central heating system and double glazing
- + EPC Rating: C

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.
Made with Metropix ©2024

Living Room	4.62 m x 3.46 m / 15'2" x 11'4"	Bathroom	2.97 m x 2.42 m / 9'9" x 7'11"
Kitchen	4.35 m x 3.01 m / 14'3" x 9'11"	Ensuite	2.08 m x 1.70 m / 6'10" x 5'7"
Bedroom 1	5.49 m x 3.01 m / 18'0" x 9'11"	WC	2.30 m x 0.98 m / 7'7" x 3'3"
Bedroom 2	3.01 m x 2.91 m / 9'11" x 9'7"		
Bedroom 3	3.01 m x 2.91 m / 9'11" x 9'7"		



Sharing is caring!

6/8 Bonnar Street,
Dunfermline KY12 7JR

T: 01383 629720 F: 01383 621333, DX DF69

espc

W: maloco.co.uk