



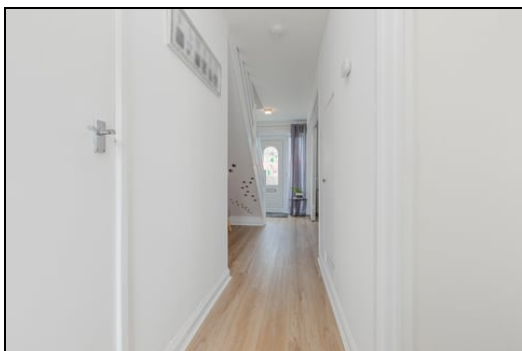
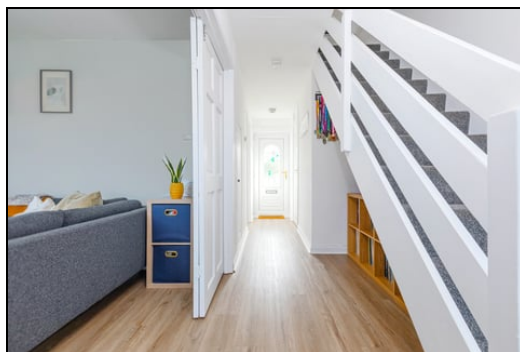
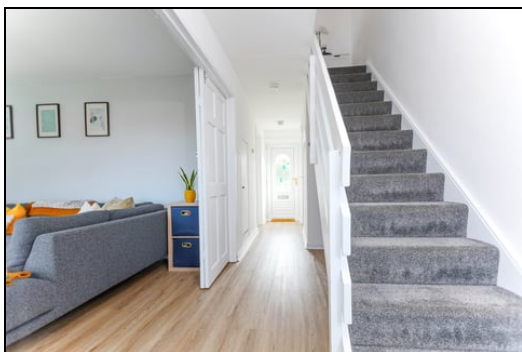
**Offers in Region of £130,000**  
**31 Ramsey Place, Rosyth, Dunfermline, Fife, KY11 2YG**

# 31 Ramsey Place, Rosyth, Dunfermline, Fife, KY11 2YG

Delmor are delighted to be marketing this modern well presented mid terraced villa set in a much sought after location. The town of Rosyth has a great range of amenities to include shops, schools, leisure and recreational facilities. The towns of Dalgety Bay and Dunfermline provide a wider selection of shops and services. The M90, Forth Road Bridge, a railway station and public transport provide travel links to surrounding areas. The property briefly comprises of on the ground floor - Entrance hallway with stairs leading to the first floor. Lounge with large picture window. Modern kitchen is fitted with floor and wall mounted units incorporating free standing gas cooker with overhead extractor fan. Storage cupboard. Ample space for table and chairs. First floor has top hallway with storage cupboard. Two double bedrooms one of which has fitted furniture. Boxroom. Modern bathroom comprising of bath with overhead shower and screen. Vanity unit housing the wash hand basin. WC. The gardens to the front are open and the gardens to the rear are enclosed and mostly laid to lawn. Garden shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

## Ground Floor

### Entrance Hallway

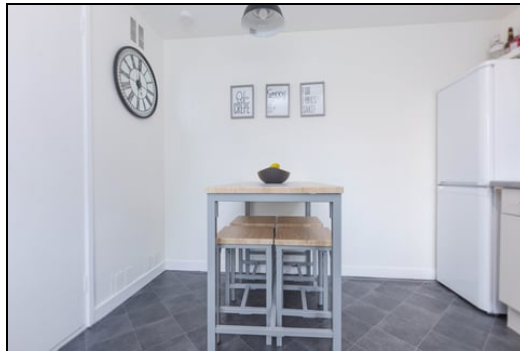


### Lounge



4.2m x 3.3m (13' 9" x 10' 10")

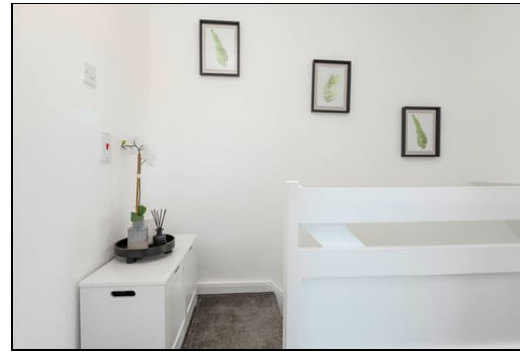
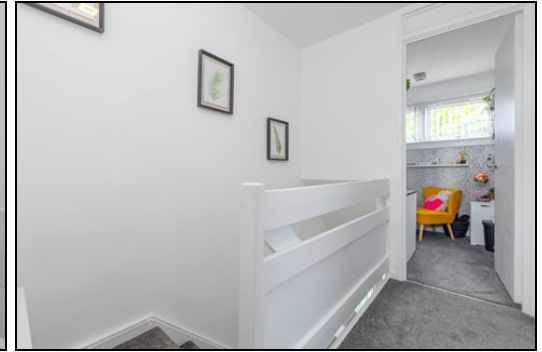
## Kitchen



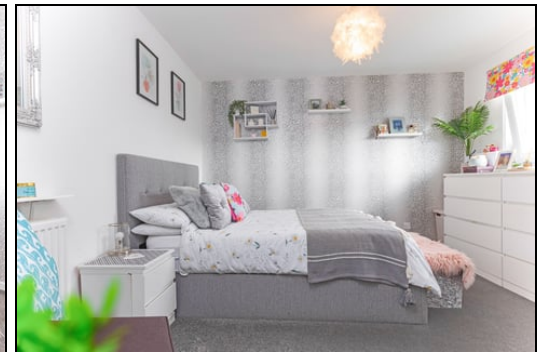
4.2m x 3.2m (13' 9" x 10' 6")

## First Floor

## Top Hallway



## Bedroom



4.1m x 3.5m (13' 5" x 11' 6")



Bedroom

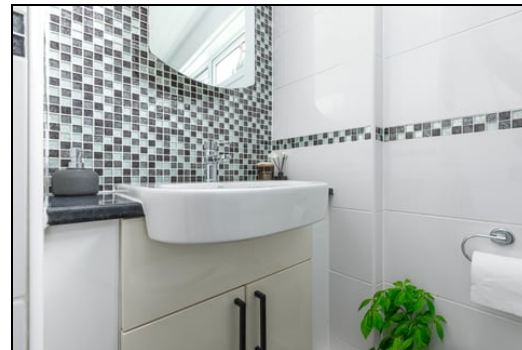


4.2m x 3.0m (13' 9" x 9' 10")

Boxroom



Bathroom



1.8m x 2.3m (5' 11" x 7' 7")



## Gardens



## Extras

All floor coverings. Free standing gas cooker and extractor fan.

## 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

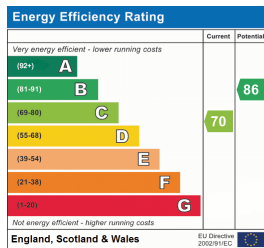
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

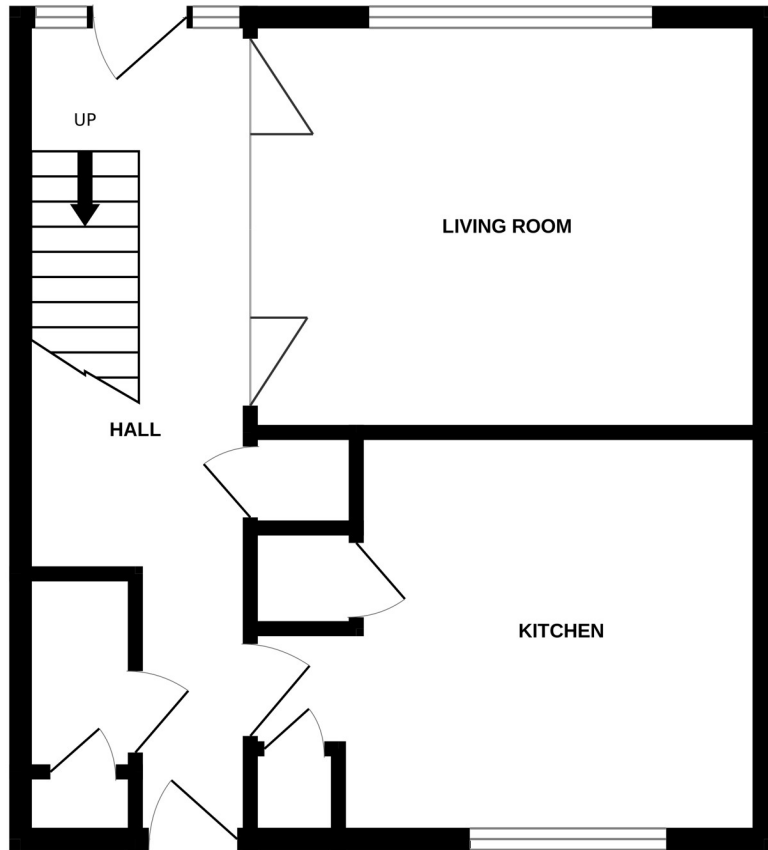
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

## FREE VALUATION

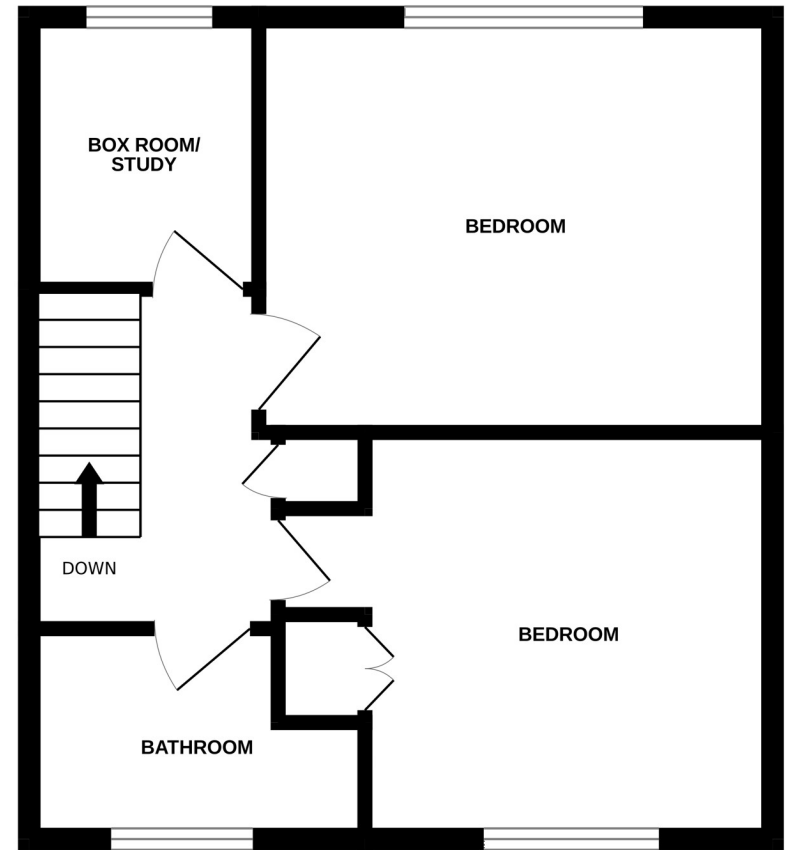
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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