Offers Over £114,995

2 Peasehill Fauld, Rosyth, Dunfermline, Fife, KY11 2DQ

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* Well presented ground floor apartment situated in a popular area of Rosyth.

* The property comprises lounge, kitchen, two bedrooms and bathroom/WC.

* Communal garden.

* Gas central heating.

* Double glazing.

* Easy access to the A92 and M90 for commuting.

* Early entry is available.

Directions

Using Google Maps, enter the property postcode KY11 2DQ and follow the directions. The property will be indicated by our For Sale Board.

Entrance

A communal entrance door leads to the front door of the property. The vestibule has a modern main door. Laminate flooring. Central lighting. Door through to hall. The hall has laminate flooring. Radiator. Entry phone system. Central lighting. Storage cupboard.

Lounge

3.80m x 4.50m (12' 6" x 14' 9")
Triple bay window to front. Laminate flooring. Radiator. Central lighting. Ceiling coving.

Kitchen

3.18m x 2.61m (10' 5" x 8' 7")
Window to rear. Vinyl flooring. Wall and floor units. Stainless steel sink. Tiled splashback. Radiator. Spotlighting. Integrated hob, oven and hood. Space for fridge freezer and washing machine. The boiler cupboard is located in this room.

Bedroom 1

3.13m x 3.19m (10' 3" x 10' 6")
Window to rear. Carpeted flooring. Fitted wardrobes. Radiator. Central lighting.

Bedroom 2

2.94m x 2.80m (9' 8" x 9' 2")
Window to front. Carpeted flooring. Radiator. Central lighting. Fitted wardrobes.

Bathroom

2.00m x 2.01m (6' 7" x 6' 7")
Window to rear. Vinyl flooring. Three piece suite. Shower above bath. Tiling around the bath. Extractor fan. Central lighting.

Garden

Communal garden.

Heating and Glazing

Gas central heating. Double glazing.

Contact Details

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www.delmorestateagents.co.uk

Prospective purchasers should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold without notice. The subscribers are not bound to accept the highest/any offer. These particulars are prepared using information our clients have provided us. These particulars are not intended to form a contract.

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

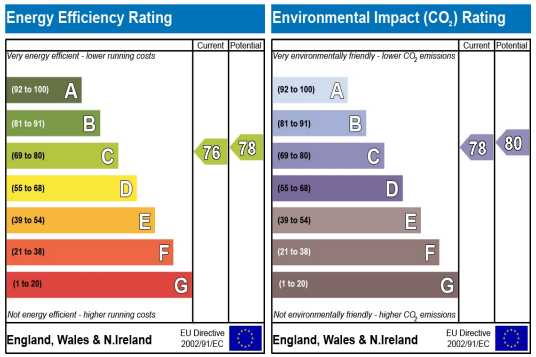
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

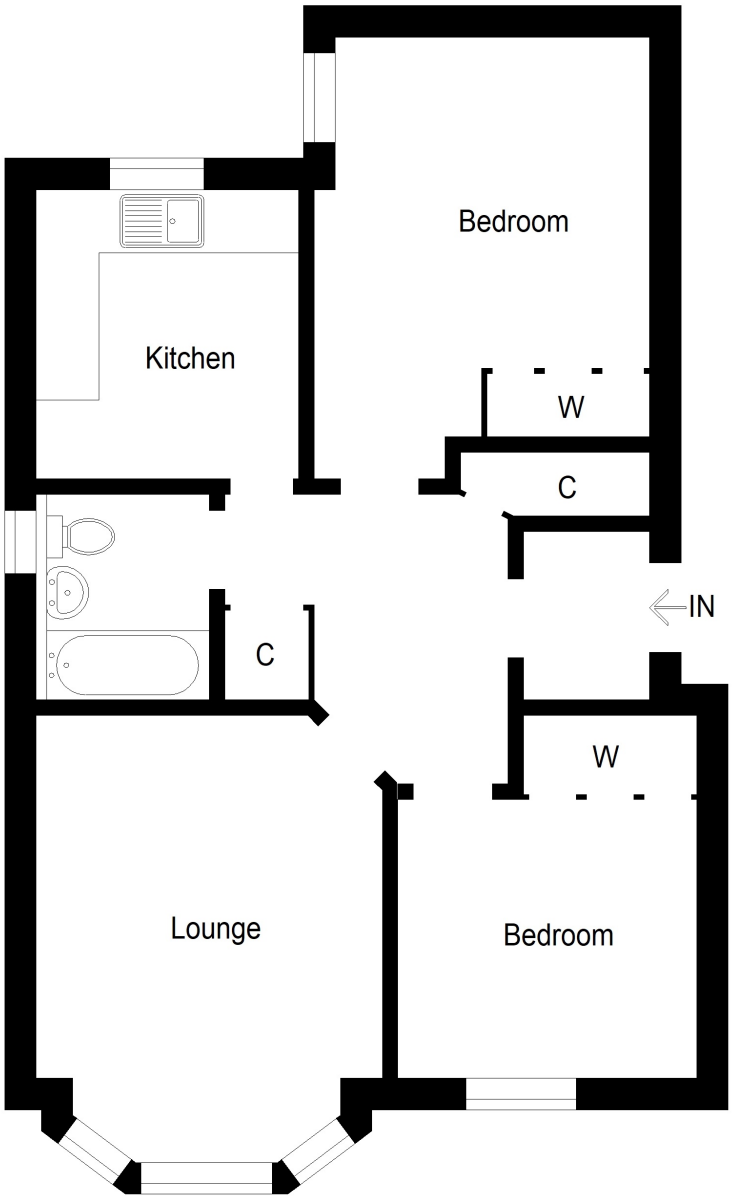
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available 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.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 to 100) A
(81 to 91) B
(69 to 80) C
(55 to 68) D
(39 to 54) E
(21 to 38) F
(1 to 20) G
Not energy efficient - higher running costs
76
78
England, Wales & N.Ireland
EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92 to 100) A
(81 to 91) B
(69 to 80) C
(55 to 68) D
(39 to 54) E
(21 to 38) F
(1 to 20) G
Not environmentally friendly - higher CO_2 emissions
78
80
England, Wales & N.Ireland
EU Directive 2002/91/EC



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID:820671 / Ref:79768)