



71 Camdean Crescent, Rosyth, Dunfermline, Fife, KY11 2TH

Spacious, Three Bedroom, End-Terraced Home with Gardens

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Property Description

Light, tastefully-presented and spacious, three-bedroom, end-terrace family home, with immaculate gardens. Set on a generous plot, in an established residential area of Rosyth, near Dunfermline, Fife.

Comprises an entrance hall, living/dining room, kitchen, three double bedrooms, and a family bathroom.

Highlights include a modern fitted kitchen, contemporary flooring, gas central heating and double glazing. In addition, there are generous room sizes, and excellent integrated storage including a loft.

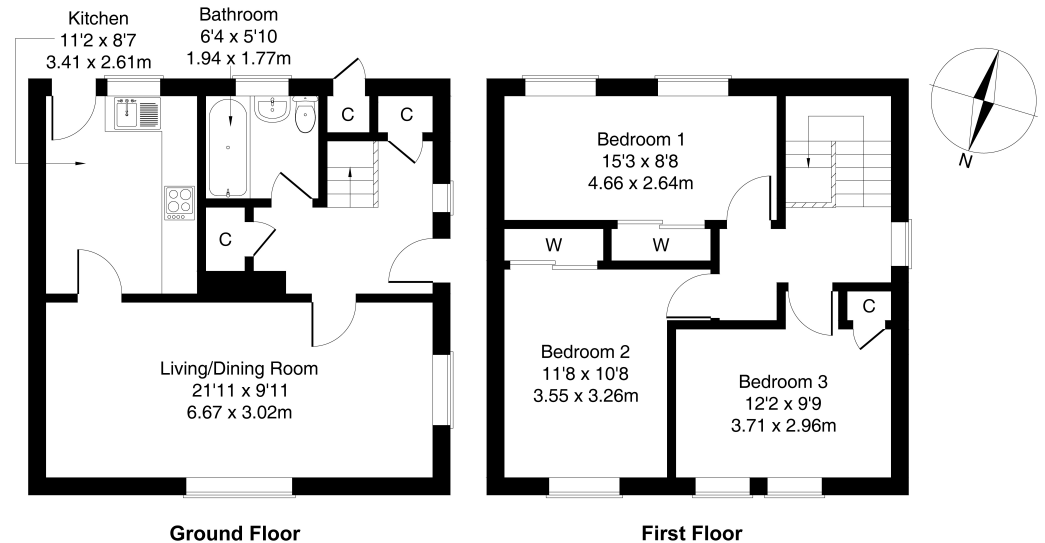
Externally, the property benefits from generous gardens including a lawn and privacy hedging to the front; whilst to the rear, there is a large south-facing lawn.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and to the majority of the ground floor, and features superb storage with two convenient storage cupboards. Set to the front, a spacious living room offers a dual-aspect, space for dining if desired, an electric fireplace, whilst finished with light decor and wood effect flooring.

Set off the living room, the kitchen affords access to the rear garden, whilst fitted wall and base units include stone effect worktops, a sink with drainer, a tiled surround, an integrated oven and gas hob, and a freestanding washing machine. Completing the ground floor, the bathroom is fitted with a three-piece suite including a shower over the bath.

On the upper floor, bedroom one is set to the rear, whilst bedrooms two and three are set to the front, similarly finished and well-sized, with light decor and built-in wardrobe storage.

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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Rosyth, on the northern banks of the Forth in Fife, is famous for its Royal Navy Dockyard, and lies adjacent to the towns of Inverkeithing and Dunfermline. Conveniently situated for access to the M90, Forth Road Bridge, Ferry Toll Park & Ride, and Inverkeithing Rail Station, the town is ideal for commuters. Good local shopping and

can be found locally, whilst a short drive takes you to the city of Dunfermline, which provides a larger selection of high-street shopping, supermarkets, schools, bars, restaurants, and also further bus and rail links. Primary schools and a nursery are also within close proximity.





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