



4 Peasehill Road, Rosyth, Dunfermline, Fife, KY11 2GB

Tastefully Presented, Modern Two-Bedroom, Dual-Aspect Ground-Floor Flat

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Property Description

Tastefully presented, modern two-bedroom, dual-aspect ground-floor flat. Forming part of a factored residential development, located in Rosyth, Fife.

Comprises a vestibule, hall, living room, kitchen, two double bedrooms and a bathroom

Highlights include a modern, fitted kitchen, a stylish bathroom, a front-facing lounge bay window, double glazing, and gas central heating. In addition, there is superb integrated storage, including wardrobes for both bedrooms and a walk-in hall store.

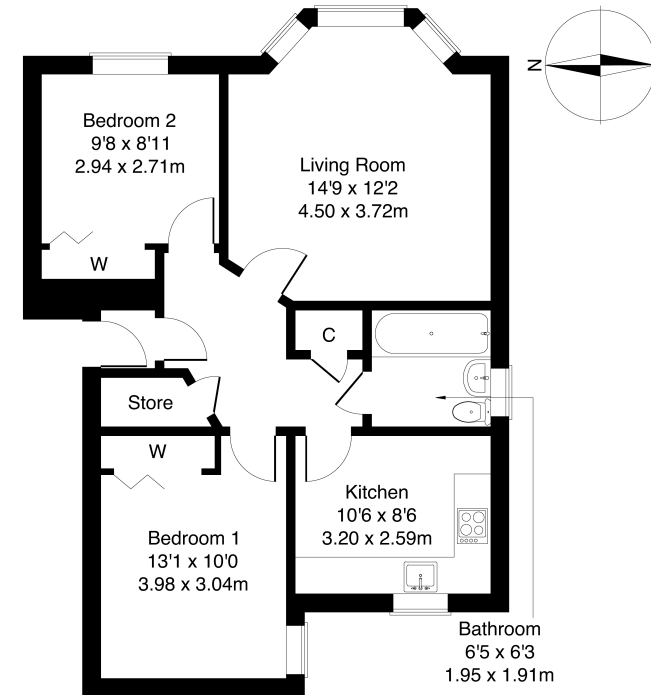
There is a secure entry system, ample parking space for residents and visitors in a car park to the rear, and well-tended communal grounds.

The entrance hallway provides access to all rooms within the property and includes generous built-in storage, ideal for coats, shoes, and household essentials. A convenient storage cupboard is also located in the hall, offering additional space for everyday items and helping to keep the home neatly organised. The spacious living room is bright and welcoming, featuring soft carpeted flooring, a wall-mounted TV point, and a central light fitting that enhances the room's comfortable ambience. A charming bay window floods the space with natural light, creating an inviting atmosphere perfect for relaxing or entertaining. There is ample room for both lounge furniture and a small dining area, making this a versatile space for everyday living. The modern fitted kitchen is stylish and practical, with wood-effect flooring, stone-effect worktops, and a tiled splashback surround. It also includes a sink with a drainer and mixer tap, as well as a full range of appliances, fridge/freezer, washing machine, integrated oven, and gas hob with canopy extractor, offering everything needed for convenient modern living.

Bedroom one is a comfortable double room featuring soft carpet underfoot and a built-in wardrobe with bi-fold doors, providing excellent storage while maintaining a sleek look. The second bedroom, also carpeted, can serve as a guest room, home office, or child's bedroom, and benefits from matching bi-fold doors and a bright, airy feel. Completing the property, the contemporary three-piece bathroom features tiled flooring and a stylish marble-effect tiled surround. It includes a bath with a rainfall showerhead, a modern basin and WC, and a ladder-style radiator that adds both warmth and elegance to the space.

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Approximate Gross Internal Area: (689 sq ft - 64 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 known for its Royal Navy Dockyard and maritime history. It lies close to Inverkeithing and Dunfermline, making it a great spot for commuters. The town has excellent transport links, including easy access to the M90, Forth Road Bridge, and nearby Inverkeithing Rail Station with services to Edinburgh and beyond. Local amenities include shops, supermarkets,

and schools, with more extensive retail and leisure facilities available a short drive away in Dunfermline. Families benefit from nearby primary schools and nurseries, while secondary education is also accessible in Dunfermline. Outdoor activities are popular with coastal paths and parks close by, offering plenty of space for walking, cycling, and enjoying the outdoors.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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