



License No: ES100012703

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
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 TEL: 01620 825368 FAX: 01620 824671
 LP 1 Haddington DX 540733 Haddington



GROUND FLOOR



1ST FLOOR

72 FORKER AVENUE, ROSYTH KY11 2UF
 Measurements are approximate. Not to scale. For illustrative purposes only.
 Plans not to scale 1:2000



ROSYTH
72 FORKER AVENUE
FIXED PRICE £109,995

ROSYTH

72 FORKER AVENUE

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**MUCH IMPROVED AND
EXTENDED END-TERRACED
HOME**

**LARGE ENTRANCE PORCH
DINING HALLWAY
LOUNGE
CONSERVATORY
KITCHEN**

**2 DOUBLE BEDROOMS
BOXROOM/BED 3
BATHROOM
FRONT & REAR GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING**

LOCATION

Roysth was founded in early 1909 as a garden city to form the coastal port to Dunfermline which in turn created the only direct ferry service to the European mainland from Scotland. Rosyth itself is a popular commuter town for those traveling both North and South of the Forth Road Bridge. Local shops are found within the town's thoroughfare, with further shopping found 3 miles north in Dunfermline.

Local schooling for primary education can be found close-by, with secondary schooling again found in Dunfermline.

DESCRIPTION

72 Forker Avenue is a cleverly extended and improved end-terraced property with pleasant countryside views. The Entrance porch has been extended and is open plan with the large hallway, which acts as a Dining hall. The lounge to the right hand side with wide window to the front aspect and feature gas fire. French doors from the lounge lead into the conservatory, and is a useful extra reception room that leads into the rear garden. The kitchen accessed via the dining hallway through double doors has been fitted with a quality range of wall and base level units with work surface over. Kitchen appliances included within the sale comprise of fridge freezer, oven and hob.



To the outside of the property are gardens to both front, side and rear which have been laid to easy maintenance and includes two water features. Garden shed with power also included within the price.

SPECIFICATION

Entrance Porch/Dining Hall 4.35m x 3.14m (14'03 x 10'03), Lounge 5.51m x 3.23m (18'01 x 10'07), Conservatory 2.89m x 2.71m (8'10 x 9'06), Kitchen 3.14m x 3.11m (10'03 x 10'02), Bedroom 4.49m x 2.65m (14'09 x 8'08) Bedroom 4.49m x 2.75m (14'09 x 9'00), Boxroom/Bed 2.77m x 1.84m (9'01 x 6'00) Gas central heating, double glazing, new décor and new flooring throughout.

SERVICES

Mains water, electricity, gas fired central heating, telephone, mains drainage



**VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368 OR
OWNER 01383 419550**

The first floor accommodation has been altered to improve the size of the shower room, which is split level and fitted with a three piece suite comprising low level w/c, wash hand basin and double shower cubicle. Spotlights to ceiling and frosted window to the rear aspect. The master bedroom is to the rear with wide window, fitted cupboard and fitted carpet. The second double bedroom to the front is again fitted with carpet and has a wide window to the front aspect which enjoys views of the countryside and beyond. The third room is a small box room, which could possibly be used as a bedroom or office. Further storage can be found in the attic which is accessed via a Ramsey ladder and is partially floored with light.

COUNCIL TAX BAND - B

ITEMS INCLUDED WITHIN THE PRICE

Floor coverings and light fittings. kitchen appliances as described in the text

DIRECTIONS

To reach 42 Forker Avenue travelling from Dunfermline, turn right at the first roundabout on Primrose Avenue and turn left into Anderson Main. Forker Avenue is found on the right hand side, and parking can be located in either of two cul-de-sacs. 72 is located overlooking the surrounding countryside.