



Flat 6, 6 Parkgate, Rosyth

Fixed Price **£127,500**



Lovely 2 bedroom ground-floor apartment!

Niall McCabe & RE/MAX Property are overjoyed to present to the market this freshly re-styled and seldom available 2 bedroom ground floor apartment, which is located in a coveted and trendy development a mere stroll from central Rosyth. The property enjoys a popular open-plan layout, fresh flooring and a lovely finish – creating a true ‘turn key’ purchase!

Rosyth, situated on the River Forth, offers schools, shops, banks and leisure facilities. The town is located approximately 2 miles from the Forth Road Bridge and lies within a short drive of the M90/A90 networks connecting to Perth, Dundee, Glasgow, Edinburgh and Central Belt. The area is well served by public transport including railway services to Edinburgh and all stops on the Fife Circle.

The home report can be downloaded from our website.

Freehold

Council tax band B

Factor Fee – Self Managed In Block

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Lounge/Kitchen

20' 4" x 19' 0" (6.19m x 5.78m)

The impressive lounge/kitchen enjoys ample space to eat, relax & entertain! The kitchen area is well-equipped with a vast range of base & wall mounted units, a selection of appliances and laminate flooring. There is also room for a dining furniture configuration. Whilst the lounge area is large & airy, it still feels cozy. With its lovely creamy décor palette and dual aspect windows – you will never tire of being here. The space benefits from having central lighting, radiators and ample sockets.

Bedroom 1

15' 6" x 11' 4" (4.72m x 3.46m)

Lovely master bedroom finished in plush tones, with fresh carpeting and stylish wall coverings. There are also ample fitted storage cupboards and a large window which floods the room with light & air.

Bedroom 2

11' 4" x 9' 5" (3.46m x 2.86m)

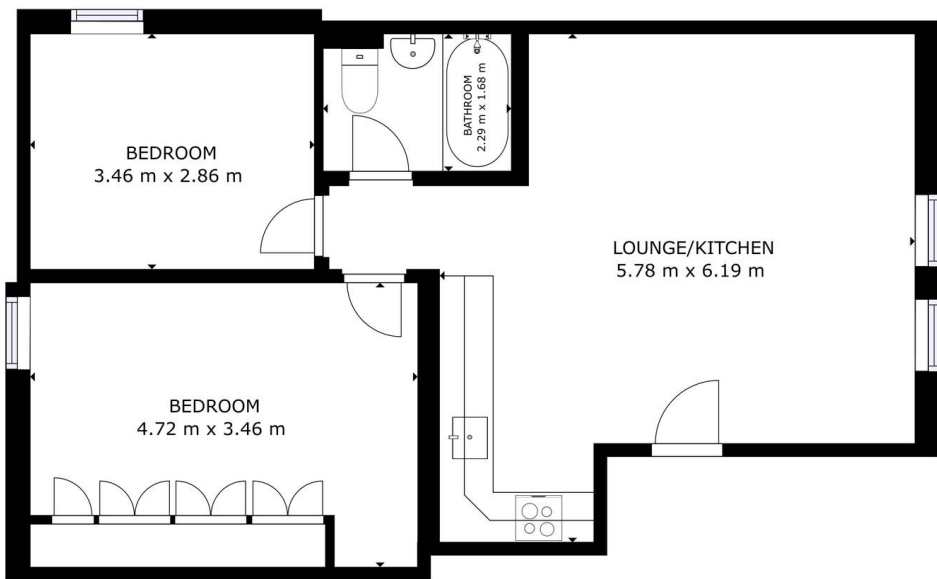
Bedroom 2 is also a great sized double room with beautiful finishings and ample floorspace for various furniture formations. There is also a large window overlooking the rear aspect.

Family Bathroom

7' 6" x 5' 6" (2.29m x 1.68m)

Completing the internal accommodation is this lovely family bathroom, which comprises of a crisp, white 3-piece suite – there is a large bathtub with overhead shower, wash hand basin & W.C – alongside striking flooring.





GROSS INTERNAL AREA
FLOOR: 63.23 m²
TOTAL: 63.23 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





RE/MAX Property

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