







**\*Fabulous 4 Bedroom Development Opportunity!\***

Niall McCabe & RE/MAX Property are delighted to welcome to the market this amazingly spacious 4-bedroom mid-terraced townhouse. Located on Whinnyburn Place, Rosyth, this is a fabulous redevelopment opportunity and would be a fantastic family home when renovated. Accommodation is split over 3 levels and comprises of; 4 double bedrooms, 2 reception rooms, large kitchen, 2 bathrooms & rear gardens.

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 C

Factor Fee – N/A

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.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



**Hallway**

12' 10" x 11' 2" (3.92m x 3.41m)

Welcoming hallway with tiled flooring, access to ample storage and the full internal accommodation.

**Lounge**

17' 4" x 10' 0" (5.29m x 3.06m)

Dual aspect lounge with a flexible floorspace for various furniture formations, laminate flooring and central lighting.

**Kitchen**

13' 5" x 11' 4" (4.09m x 3.46m)

Well equipped kitchen with a large range of base & wall mounted units, space for appliances and a handy breakfasting area.

**Dining Room**

13' 1" x 10' 7" (4.00m x 3.22m)

Located just off the kitchen is an impressive dining room which overlooks the rear garden.

**Utility Room**

11' 2" x 7' 5" (3.40m x 2.25m)

Placed to the front of the property, the utility room enjoys additional space for laundry and cleaning appliances.

**W.C**

2-piece suite comprising of W.C & wash hand basin – there is complimenting floor design and a central light.



### Bedroom 1

11' 5" x 10' 8" (3.47m x 3.26m)

Large double bedroom with carpeted flooring, radiator, power points and a large window.

### Bedroom 2

10' 8" x 10' 8" (3.26m x 3.24m)

A further double room with impressive views over the surrounding area and development.

### Bedroom 3

11' 1" x 10' 9" (3.38m x 3.28m)

Bedroom 3 is a large size and could be used flexibly depending on the purchaser.

### Bedroom 4

11' 1" x 10' 6" (3.38m x 3.19m)

Bright, spacious and located on the top floor, bedroom 4 is a good space for double bedroom furniture/home office or dressing room.

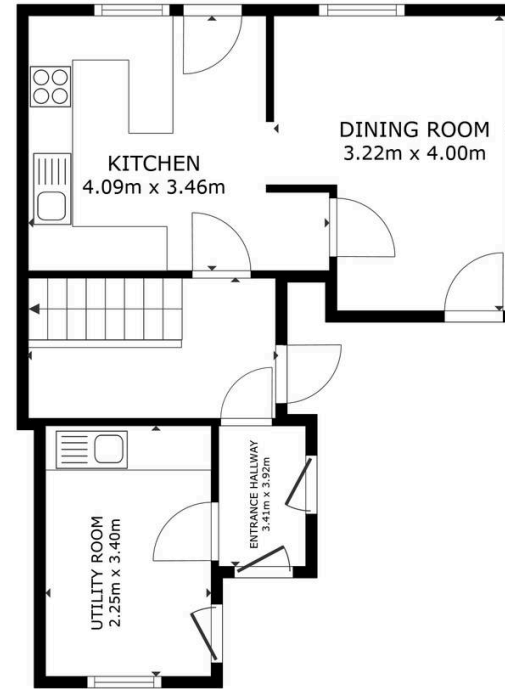
### Family Bathroom

6' 5" x 6' 4" (1.96m x 1.92m)

Completing the internal accommodation is this spacious bathroom suite – comprising of a large bathtub with overhead shower, wash hand basin & W.C – the room enjoys partially tiled walls and contrasting flooring.

### Exterior

Externally, the property is accompanied by a spacious rear garden – which offers oodles of potential. There is access to the rear of the street from here and could be used for several different uses.

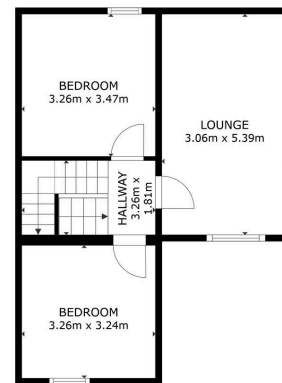


FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 41.0 m<sup>2</sup> FLOOR 2 46.3 m<sup>2</sup> FLOOR 3 35.4 m<sup>2</sup>  
 TOTAL : 122.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 41.0 m<sup>2</sup> FLOOR 2 46.3 m<sup>2</sup> FLOOR 3 35.4 m<sup>2</sup>  
 TOTAL : 122.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3



GROSS INTERNAL AREA  
 FLOOR 1 41.0 m<sup>2</sup> FLOOR 2 46.3 m<sup>2</sup> FLOOR 3 35.4 m<sup>2</sup>  
 TOTAL : 122.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.











**RE/MAX Property**

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