



62 Hudson Road

Rosyth, Dunfermline, KY11 2DN

Offers Over £155,000



Situated within a popular and well-connected area of Rosyth, this spacious end terraced villa presents an excellent opportunity for purchasers seeking a property they can personalise and enhance to suit their own tastes. The accommodation comprises lounge which is open plan to the conservatory, kitchen, three bedrooms and a bathroom, offering generous living space and excellent potential throughout. Benefits from gas central heating, double glazing and low maintenance front and rear gardens. Early viewing is recommended to fully appreciate the opportunity on offer.

Rosyth is a popular and well-connected town in west Fife, ideally positioned for commuters and families alike. The town offers a range of local amenities including supermarkets, shops, primary schooling, leisure facilities and healthcare services, with the nearby city of Dunfermline providing an extensive selection of retail, entertainment and educational options. For those commuting, Rosyth benefits from excellent transport links. Rosyth Railway Station provides regular services to Edinburgh, Dunfermline, Kirkcaldy and other Fife destinations, making daily travel straightforward. The nearby M90 and Queensferry Crossing offer easy access to Edinburgh, Perth, Dundee and Scotland's wider motorway network, while Ferrytoll Park & Ride provides convenient bus connections throughout the region. Rosyth is also home to a major port and naval dockyard, contributing to its strong employment base and economic significance.



Entry

Entry to the property is via the attractive front door into the entrance hallway, the rear access door, or door into the conservatory. There is an external, integral store cupboard at the front door.

Entrance Hallway

The welcoming hallway provides access to the lounge and kitchen with a rear door to the garden. This space offers excellent storage facilities including a shallow wall cupboard, a shelved storage cupboard, a large walk-in storage cupboard and additional open under-stair storage space. Stairs to upper landing.

Lounge 13'5" x 10'10" (4.1 x 3.31)

A generously proportioned reception room enjoying an open-plan layout to the conservatory, creating an ideal space for both everyday family living and entertaining. The room offers ample space for freestanding furnishings and benefits from an abundance of natural light.

Conservatory 9'7" x 8'0" (2.94 x 2.44)

Positioned to the rear of the property, the conservatory provides a pleasant additional living area with lovely views over the rear garden and the open green space beyond. A door offers direct access to the garden, making it a perfect spot to relax and enjoy the surroundings.

Kitchen 10'6" x 10'5" (3.22 x 3.2)

Located to the front of the property, the kitchen is well-proportioned and offers a good range of storage and worktop space. While some modernisation may be desired, the kitchen remains functional and incorporates an integrated hob, oven, extractor hood, microwave and fridge. A useful walk-in cupboard provides additional storage and currently accommodates a fridge freezer which is included in the sale.

Upper Landing

The upper landing provides access to all three bedrooms and the family bathroom. Double sliding doors into a further handy storage space with hanging and shelf. Loft hatch and a set of ladders to access the attic.

Bedroom 11'9" x 9'6" (3.6 x 2.92)

A spacious front-facing bedroom offering ample space for bedroom furnishings and enjoying a pleasant outlook to the front of the property.

Bedroom 11'9" x 9'6" (3.6 x 2.92)

A good-sized bedroom positioned to the rear of the property, benefiting from a peaceful outlook over the rear garden and open green space beyond.

Bedroom 7'10" x 6'5" (2.41 x 1.97)

A rear-facing bedroom which would be equally suitable as a nursery, home office or study, depending on individual requirements.

Bathroom

Fitted with a three-piece suite comprising corner bath with mixer shower attachment, wash hand basin and toilet. A rear-facing window provides natural light and ventilation.

Gas Central Heating

The property benefits from gas central heating throughout with the Alpha boiler located in the hallway cupboard.

Double Glazing

Double glazing to windows and door panes.

Gardens

The front garden has been designed for ease of maintenance, incorporating paved and chipped sections leading to the entrance door. To the rear, the fully enclosed garden features a paved patio area, a raised decorative pebbled section, external water tap and outdoor power socket. The garden enjoys a particularly pleasant open outlook onto a grassed area, providing an attractive setting for outdoor relaxation.

Viewing

Viewing by appointment only. Please arrange your individual time slot by calling us on 01592 757114 or email us at property@innesjohnston.co.uk

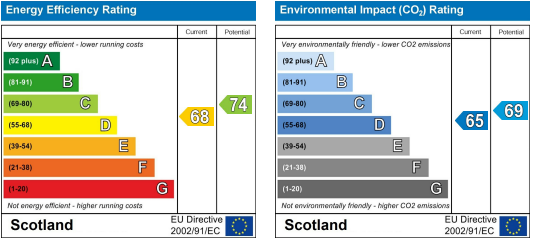
Do you have a property to sell?

If you're thinking of selling and would like expert advice or a market appraisal, call us on 01592 757114 to book your free, no-obligation appointment.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.