



195  
QUEENSFERRY  
ROAD  
ROSYTH, FIFE, KY11 2JH



## THE BUILDING

McEwan Fraser Legal is delighted to bring to the market 195 Queensferry Road Rosyth, a building used currently as a day centre for a charitable organisation and previously as a Medical Centre.

This property occupies a large plot. It has two levels, the ground floor operating as a day centre and the first floor previously as offices for the same charity who have been tenants for over 20 years.

Some update of interior decoration is required. There is also a small landscaped garden to the rear.



**On the ground floor are multiple spacious rooms and included are ladies' and gents' facilities, a large lounge area and storage. There is also a laundry area and a well fitted out kitchen.**







## FIRST FLOOR

On the first floor there are rooms previously used as offices which can be accessed either internally or as a separate unit from the rear of the building. Also on the first floor are ladies' and gents' facilities and storage areas. There is also a good sized kitchen room





## SUMMARY

This building will appeal to many types of business or could be converted to residential use subject to planning permission. Queensferry Road is a mix of both residential and commercial properties. Its ease of access to all main traffic routes North and South is a big bonus as is its proximity to Dunfermline with all its attractions.

It should be noted that the Forth area has won FREEPORT STATUS which can only offer a boost to property values.



# FLOOR PLAN

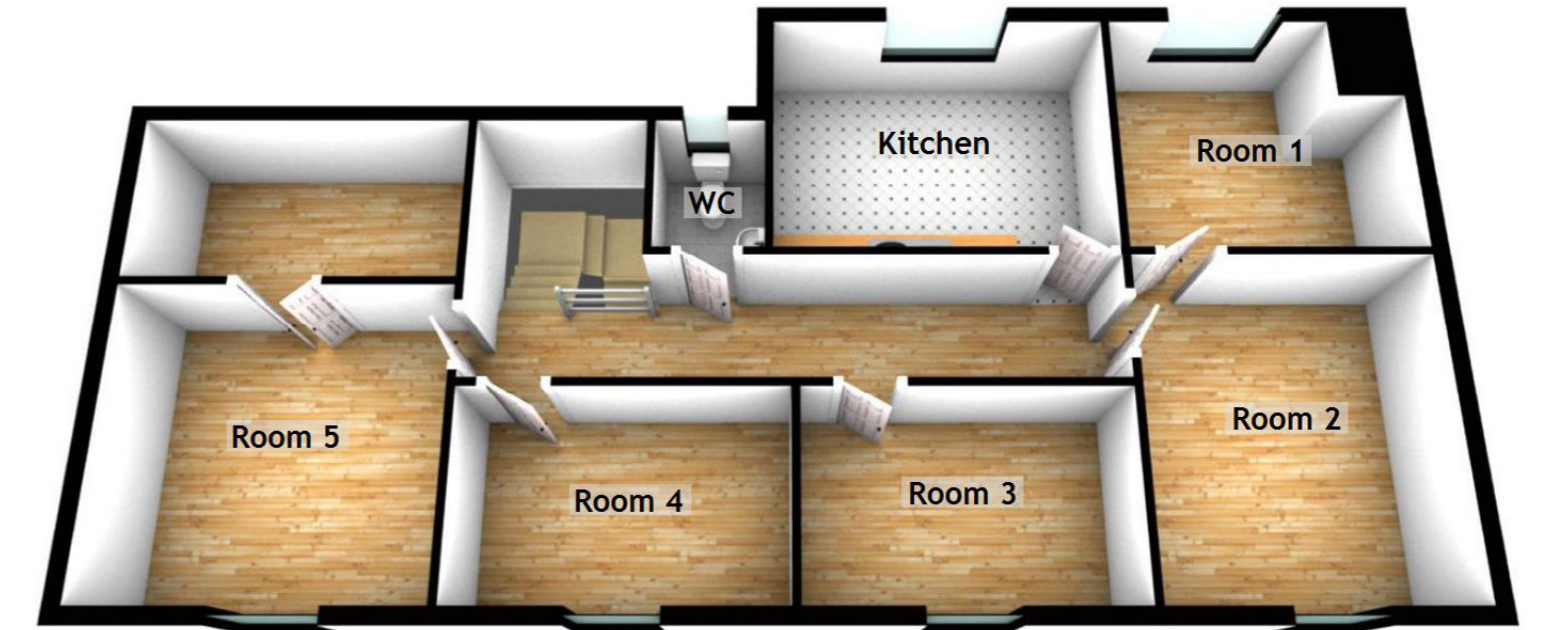
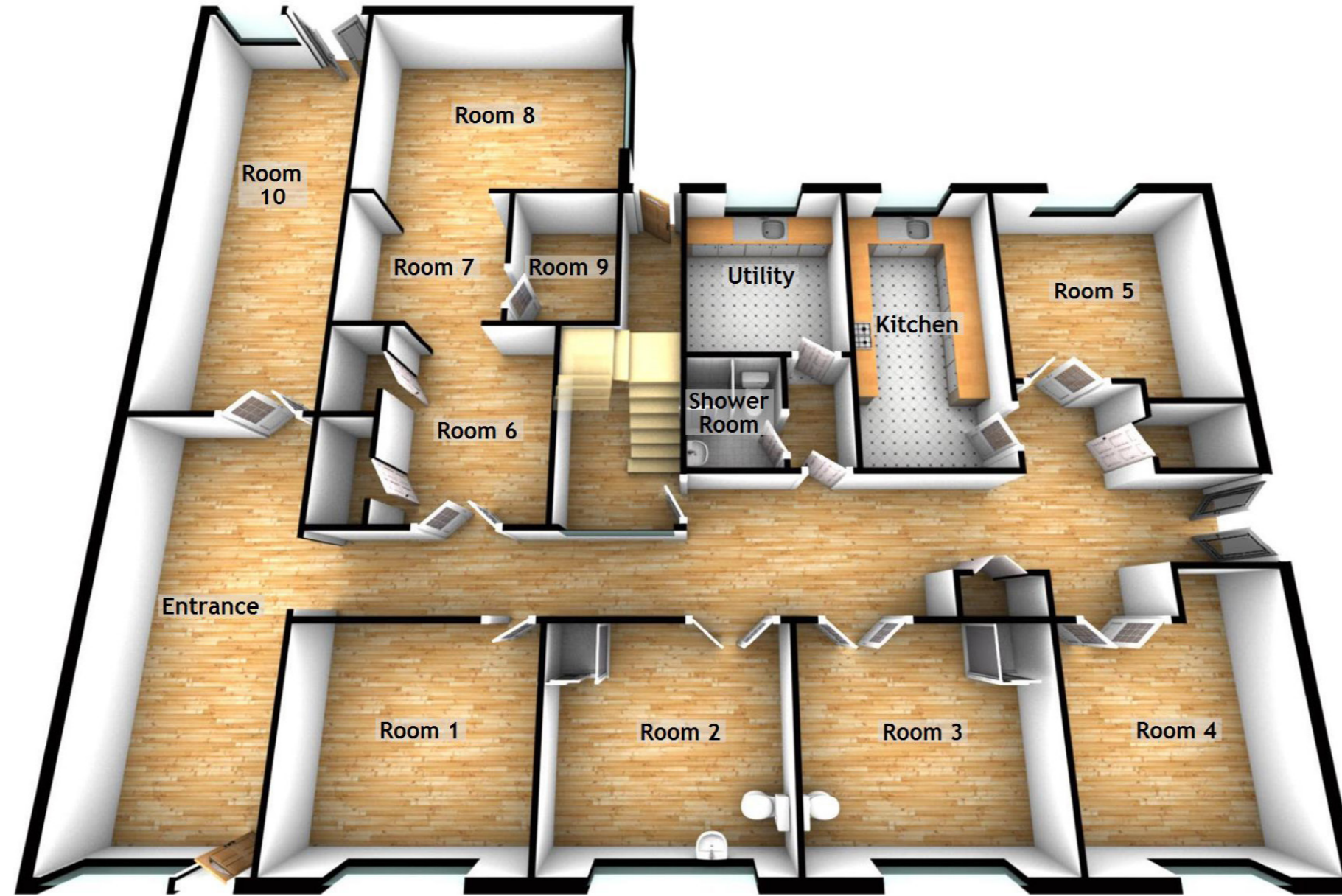
Approximate Dimensions  
(Taken from the widest point)

## GROUND FLOOR

Entrance	6.42m (21'1") x 2.96m (9'9")
Room 1	3.68m (12'1") x 3.29m (10'10")
Room 2	3.59m (11'9") x 3.29m (10'10")
Room 3	3.75m (12'4") x 3.29m (10'10")
Room 4	3.46m (11'4") x 3.29m (10'10")
Room 5	3.66m (12') x 3.49m (11'5")
Room 6	3.21m (10'6") x 2.72m (8'11")
Room 7	2.77m (9'1") x 2.34m (7'8")
Room 8	4.54m (14'11") x 2.91m (9'6")
Room 9	2.34m (7'8") x 1.77m (5'10")
Room 10	7.59m (24'11") x 2.96m (9'9")
Kitchen	4.78m (15'8") x 2.44m (8')
Utility	2.89m (9'6") x 2.66m (8'9")
Shower Room	1.79m (5'11") x 1.52m (5')

## FIRST FLOOR

Room 1	3.38m (11'1") x 2.90m (9'6")
Room 2	3.88m (12'9") x 3.38m (11'1")
Room 3	3.62m (11'10") x 2.35m (7'8")
Room 4	3.64m (11'11") x 2.35m (7'8")
Room 5	3.75m (12'4") x 3.52m (11'6")
Kitchen	3.91m (12'10") x 2.90m (9'6")
WC	1.57m (5'2") x 1.27m (4'2")



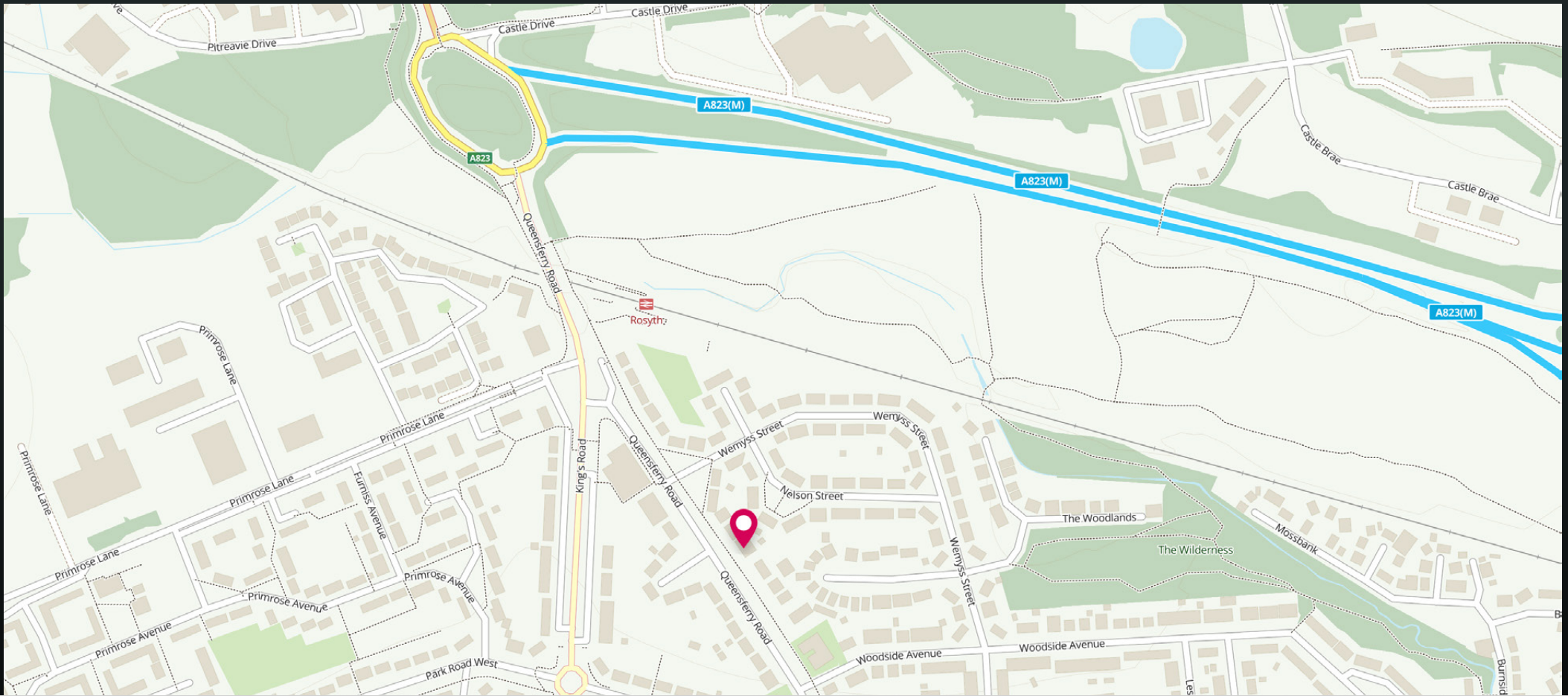


## THE LOCATION

Rosyth is located on the Firth of Forth some three miles south of the centre of Dunfermline. This is an excellent commuter base for those travelling north and south of the Forth Bridges by road or rail, located a mile from the new Queensferry crossing this gives an ease of transport for the commuter. The Ferry toll park and ride facility at Inverkeithing provides a stress-free and economical way of commuting to Edinburgh and the airport whilst the train station offers direct trains to Aberdeen and London. All of which are under two miles from the property.

Situated by the Firth of Forth there is an abundance of picturesque villages and ample walking routes for dogs along the coast. There are many employment opportunities in the town with major employers based locally and with plans underway to develop the waterfront.





# McEwan Fraser Legal

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