



maloco
mowat
parker

27 Granville Way, Rosyth, KY11 2HP



Key Features

 3 Bedrooms

 2 Public

 1 Bathroom

Tucked away within a quiet cul-de-sac in a popular residential area of Rosyth, this modern three-bedroom detached home offers flexible accommodation, a conservatory extension and beautifully landscaped gardens. With a detached garage and private driveway, the property is perfectly suited to a range of buyers seeking a comfortable and well-maintained home in a convenient location.

The accommodation is welcoming from the outset, with an entrance hallway leading into a bright and well-proportioned living space. The interior has been finished in a modern style throughout, creating a home that is ready to move straight into. The layout flows easily into the conservatory at the rear, which provides a lovely additional reception space overlooking the garden and is ideal for relaxing, dining or entertaining while enjoying the garden views.

The kitchen is well arranged with good storage and worktop space, providing a practical area for everyday cooking and family life.

A particular advantage of the home is the ground floor bedroom, offering flexibility for guests, or a home office. Upstairs, two further well-sized bedrooms provide comfortable accommodation alongside the family bathroom.

Externally, the property benefits from private landscaped gardens to both the front and rear, offering attractive outdoor spaces for relaxing or entertaining. The rear garden enjoys a high degree of privacy and is designed for ease of maintenance. A driveway provides off-street parking and leads to the detached garage, offering additional storage or secure parking.

Granville Way forms part of a well-established residential area within Rosyth, a popular town on the northern shore of the Firth of Forth. The property is ideally positioned for local amenities including shops, schooling and leisure facilities, while Dunfermline city centre is only a short drive away offering a wider range of retail, restaurants and entertainment. For commuters, the location is particularly convenient with excellent access to the M90 motorway network and the nearby Forth bridges, providing straightforward travel to Edinburgh, Perth and beyond. Rosyth railway station is also close by, offering regular rail services to Edinburgh and other major destinations, while Ferrytoll Park & Ride provides additional transport links for commuters.

This attractive detached home combines modern interiors, flexible living space and a peaceful cul-de-sac setting, making it a fantastic opportunity within a sought-after location.

EPC Band: C

Council Tax Band: E





Location

Situated on the northern shore of the Firth of Forth, Rosyth offers a unique blend of coastal charm, community spirit, and convenient modern living. With a rich naval heritage and close proximity to Scotland's historic landmarks, Rosyth provides a welcoming environment for families, professionals, and retirees alike.

The town features a range of local amenities, including supermarkets, independent shops, and cafés, along with nearby access to excellent schools and healthcare facilities. Green spaces such as Rosyth Public Park and nearby recreational areas offer perfect spots for walks, outdoor activities, and family outings.

Rosyth benefits from outstanding transport links. It has its own train station with regular services to Edinburgh—just a 30-minute journey—while the nearby M90 motorway offers direct routes to Glasgow, Perth, and beyond. Edinburgh Airport is easily reachable, and Park and Ride options at Inverkeithing and Halbeath enhance travel flexibility.

Whether you're drawn by the coastal setting, strong sense of community, or excellent connectivity, Rosyth offers a balanced and enjoyable lifestyle in the heart of Fife.





Ground Floor

1st Floor

TOTAL: 103 m2
 Ground floor: 64 m2, 1st floor: 39 m2
 EXCLUDED AREAS: GARAGE: 14 m2, LOW CEILING: 3 m2, WALLS: 12 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

