



44 Caledonia Court, Rosyth, KY11 2ZJ
Offers Over £300,000



Key Features

 4 Bedrooms

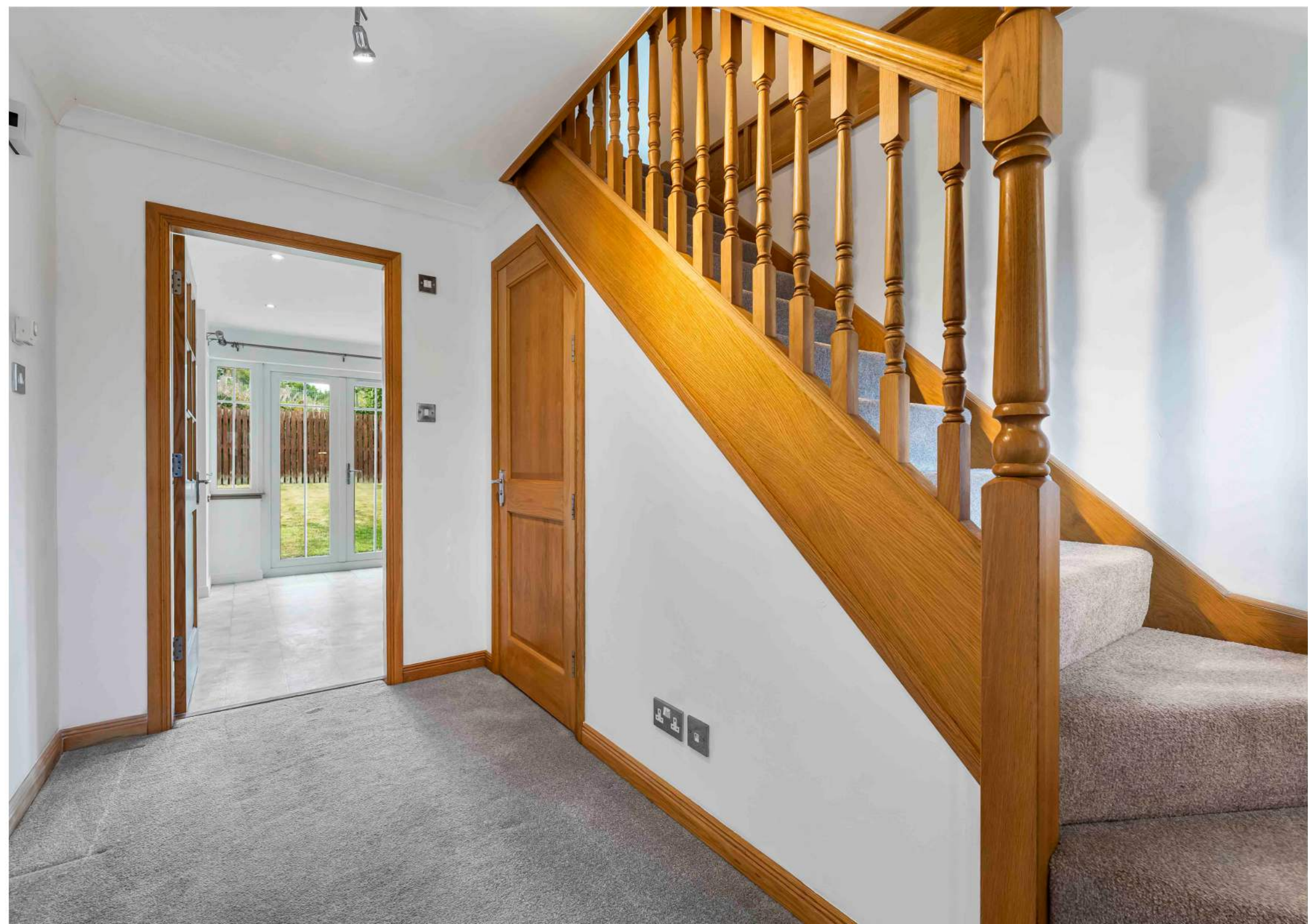
 2 Public

 2 Bathrooms

- A well-presented, four bedroom detached home, located within a popular residential setting within the popular town of Rosyth
- Excellent location with a variety of amenities within Rosyth including various eateries, convenience stores and supermarkets. Additional amenities within the nearby city of Dunfermline
- Local primary schooling available within walking distance and additional primary schooling within the town. Secondary schooling within Inverkeithing and Dunfermline with the new Caledonia High School due to open in August 2026
- Fantastic transport links with Rosyth Train Station offering a regular service to and from Edinburgh Waverly and throughout the Fife circle. Less than one mile from the M90 motorway with Park and Ride facilities in nearby Inverkeithing and Halbeath
- Driveway with parking for several cars leading to single garage
- Spacious lounge leading to formal dining room
- Contemporary kitchen with a wide selection of floor and wall mounted storage, and appliances. Separate utility room with additional store
- Master bedroom with built in wardrobes and modern en suite shower room with WC and wash hand basin
- Three additional double bedrooms, all benefitting from built in, mirrored wardrobe space and modern family bathroom with three piece suite and electric shower over the bath
- Gardens to the rear, mostly laid to lawn and patio. Pleasant outlooks to the front of the home
- EPC Rating – , Council Tax –







Location

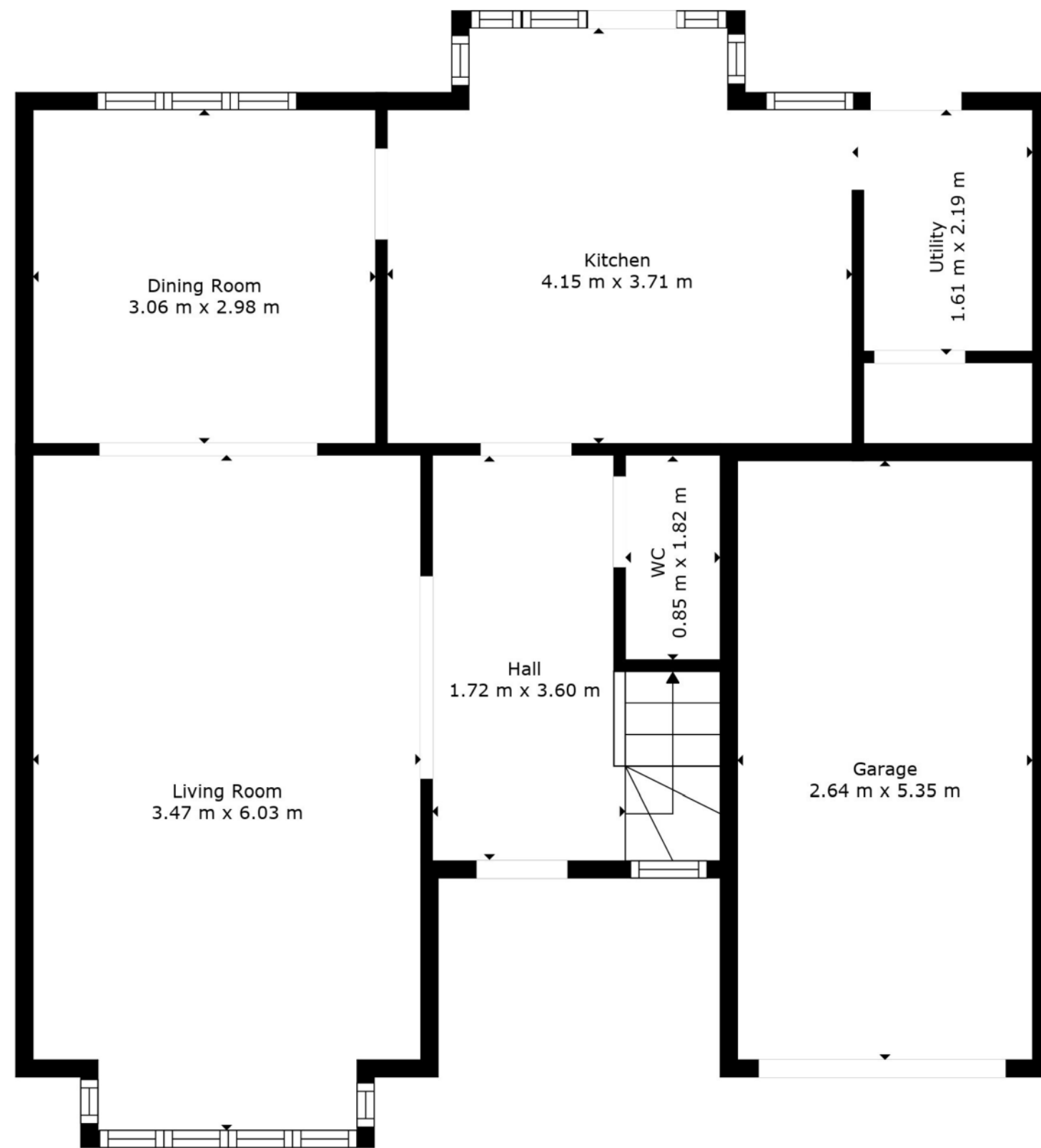
Situated on the northern shore of the Firth of Forth, Rosyth offers a unique blend of coastal charm, community spirit, and convenient modern living. With a rich naval heritage and close proximity to Scotland's historic landmarks, Rosyth provides a welcoming environment for families, professionals, and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

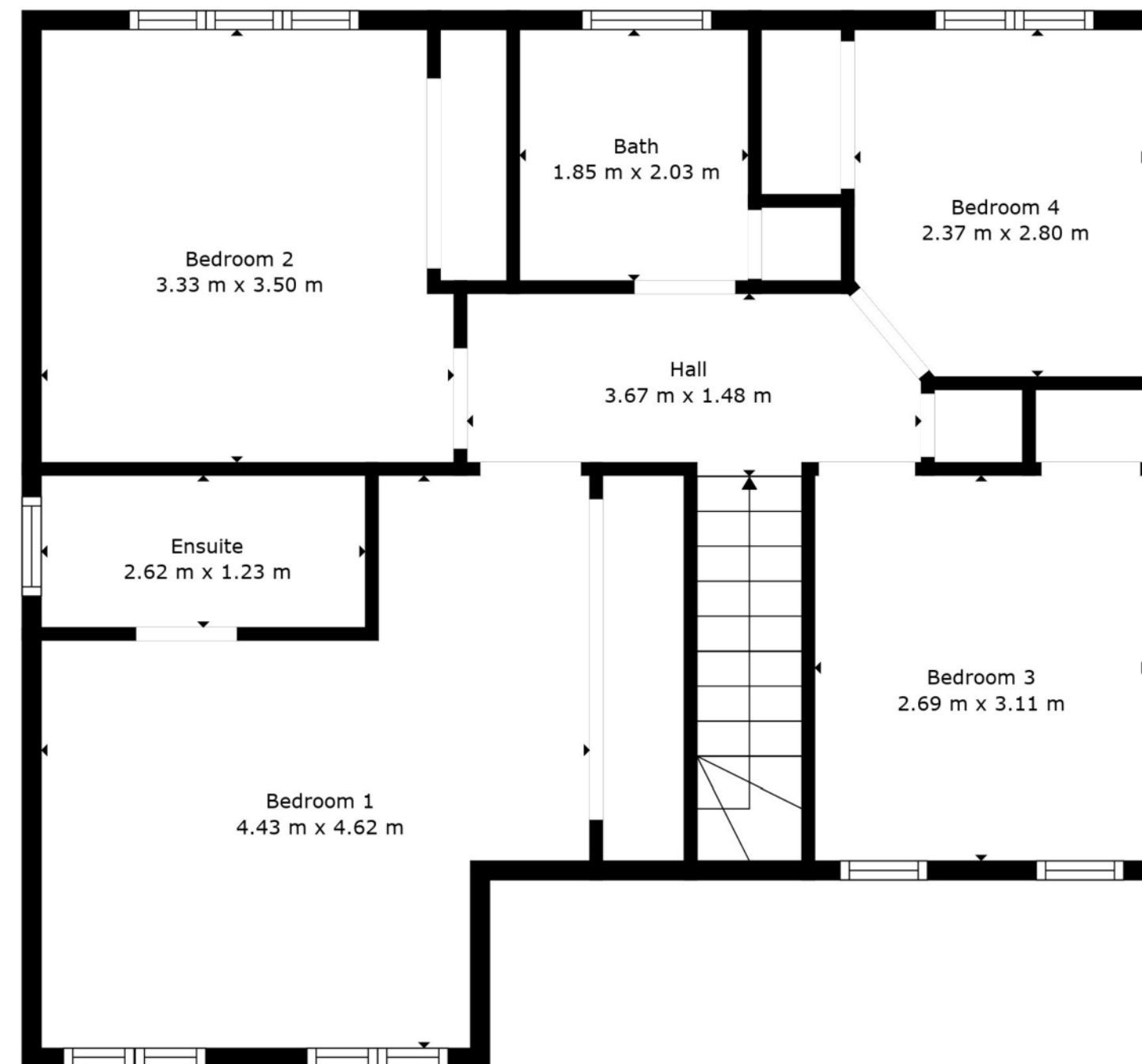
Rosyth benefits from outstanding transport links. It has its own train station with regular services to Edinburgh—just a 30-minute journey—while the nearby M90 motorway offers direct routes to Glasgow, Perth, and beyond. Edinburgh Airport is easily reachable, and Park and Ride options at Inverkeithing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





Floor 1



Floor 2



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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