

maloco  
mowat  
parker

Solicitors & Estate Agents

233

Queensferry Road, Rosyth, Dunfermline, KY11 2JE



*Working harder for you*



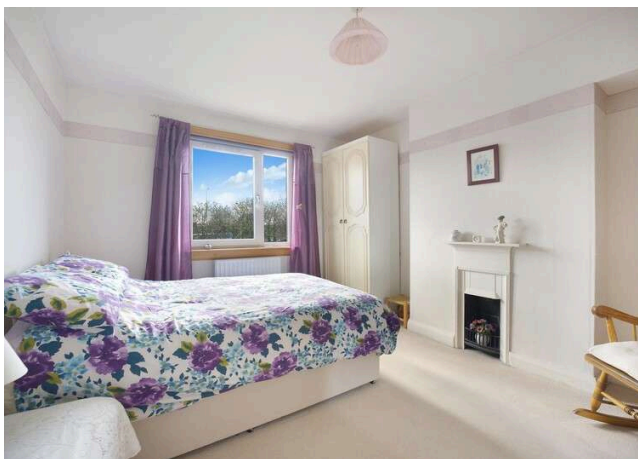
3 bedrooms



2 public

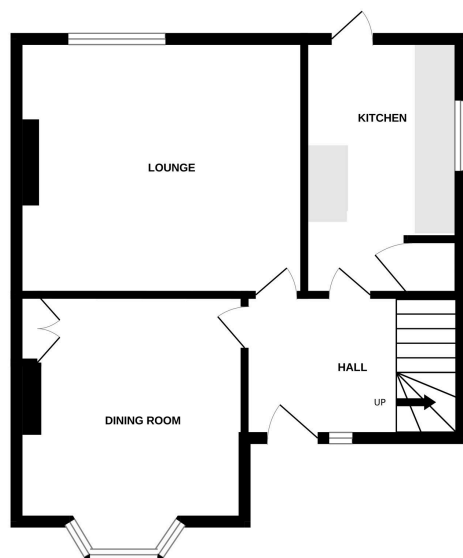


1 bathroom

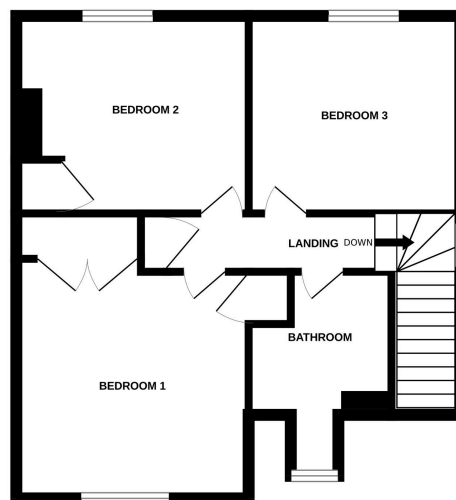


- + A spacious three-bedroom semi-detached villa located within the popular residential town of Rosyth
- + Excellent location with amenities close to hand including transport links to Edinburgh by the M90 and Rosyth train station.
- + Local primary schooling available and walking distance from various shops
- + Welcoming entrance hall with storage under the stairs
- + Bright, spacious lounge, overlooking rear gardens
- + Formal bay window dining room to the front
- + Kitchen with floor and wall mounted units, good worktop space and a mixture of integrated and free-standing appliances
- + Benefitting from three spacious double bedrooms on the first floor with ample room for free standing furniture
- + Contemporary family bathroom with three-piece suite and shower over bath
- + Enclosed garden to the rear of property. Mostly laid to lawn
- + Off street parking available at the front
- + Viewing comes highly recommended to appreciate the fantastic family home within in a quiet residential location

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Living Room	4.34 m x 4.15 m / 14'3" x 13'7"	Bedroom 3	3.38 m x 3.08 m / 11'1" x 10'1"
Dining Room	3.23 m x 4.33 m / 10'7" x 14'2"		
Kitchen	2.69 m x 4.15 m / 8'10" x 13'7"		
Bedroom 1	3.23 m x 3.70 m / 10'7" x 12'2"		
Bedroom 2	2.82 m x 3.07 m / 9'3" x 10'1"		



Sharing is caring!

6/8 Bonnar Street,  
Dunfermline KY12 7JR

T: 01383 629720 F: 01383 621333, DX DF69

espc

W: [maloco.co.uk](http://maloco.co.uk)