



3 Brankholm Lane, Rosyth, KY11 2AH
Offers Over £165,000





Key Features

 3 Bedrooms

 2 Public

 1 Bathroom

- An impressive, three-bedroom semi-detached villa, situated to the south of the popular town of Rosyth
- Brankholm Lane is in a sought-after residential setting, with the town offering a wide range of amenities including various shops, eateries and transport links, making an excellent base for commuting north and south via the Forth Bridges
- Local primary schooling available within Rosyth as well as secondary schooling within nearby Dunfermline and Inverkeithing
- Additional amenities via nearby Dunfermline including Fife Leisure Park with its range of coffee shops, leisure facilities, restaurants and a ten-screen cinema
- Entrance hall leading to spacious lounge with feature fireplace
- Well-equipped kitchen with a wide range of storage options, appliances and access to rear gardens
- Dining room with space for a table and chair set
- Contemporary, tiled bathroom with three-piece suite and shower over bath
- Separate WC
- Master bedroom with storage cupboard
- Second double bedroom and third single bedroom
- Neat gardens to the rear, laid to lawn with patio area. Coal cellar currently utilised as storage
- Double glazing
- Large driveway to the front of the home with space for several cars
- An excellent family home within a seldom available location. Viewing comes highly recommended
- EPC – D
- Council Tax - B







Location

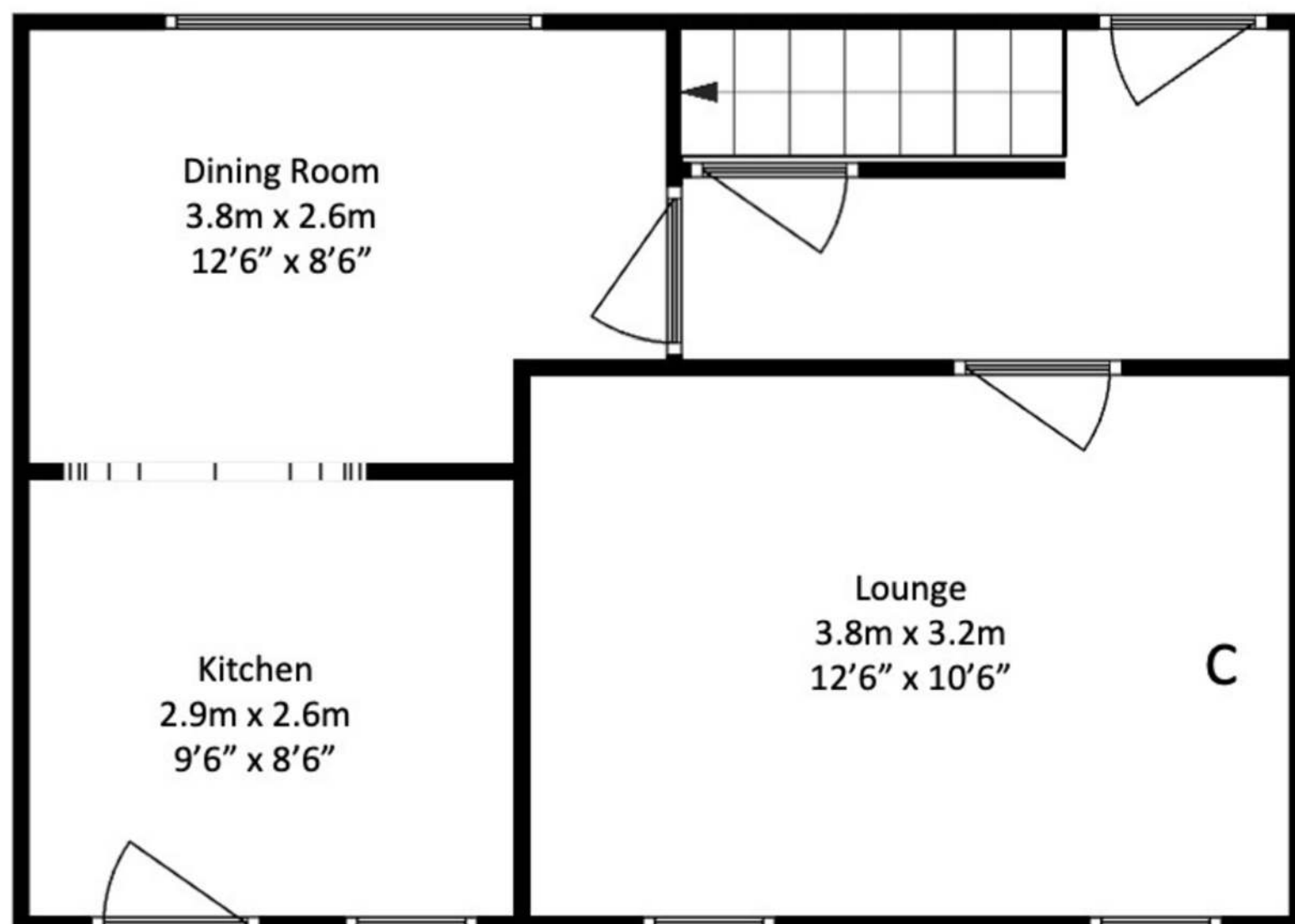
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

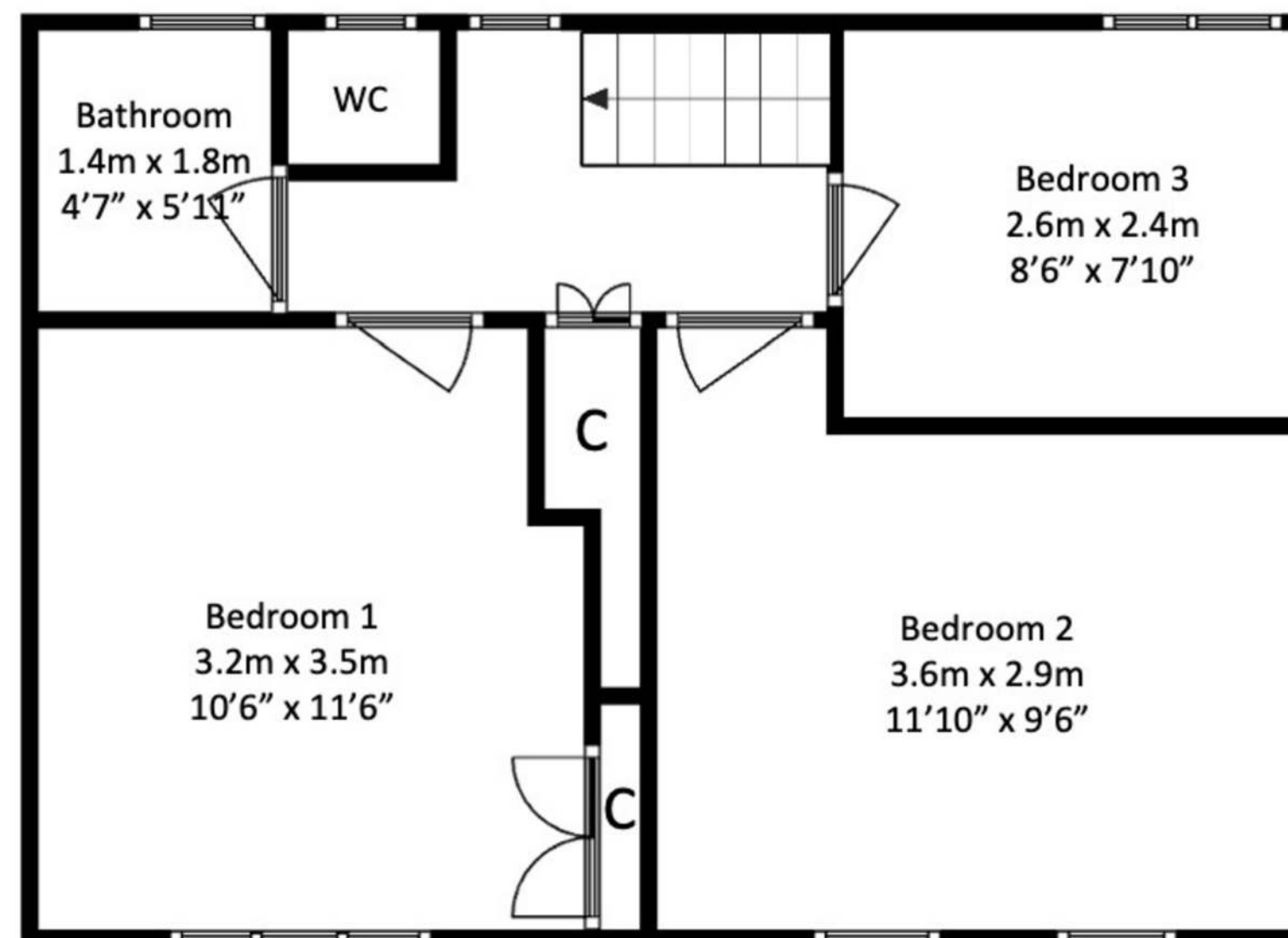
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.





Ground Floor



First Floor

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