



48 Peasehill Road, Rosyth, KY11 2GB  
Offers Over £275,000







# Key Features

 4 Bedrooms

 1 Public

 2 Bathrooms

- A modern, 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
- Several local primary schools available within Rosyth and secondary schooling within nearby Inverkeithing and Dunfermline
- 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 leading to single, integral garage
- Entrance hall with WC leading to front facing living room and separate dining area with French doors leading to gardens
- Kitchen with a good selection of floor and wall mounted storage available, ample worktop space, room for appliances and access onto rear gardens
- Main bedroom benefits from triple, built in wardrobes and en suite shower room
- Three additional bedrooms on the first floor with loft access within the landing
- Tiled family bathroom with three piece suite and electric shower over the bath
- Neat front and private rear gardens with lawn and decked area, perfect for alfresco dining
- A fantastic family home, located within a quiet residential setting. Viewing comes highly recommended













# 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.

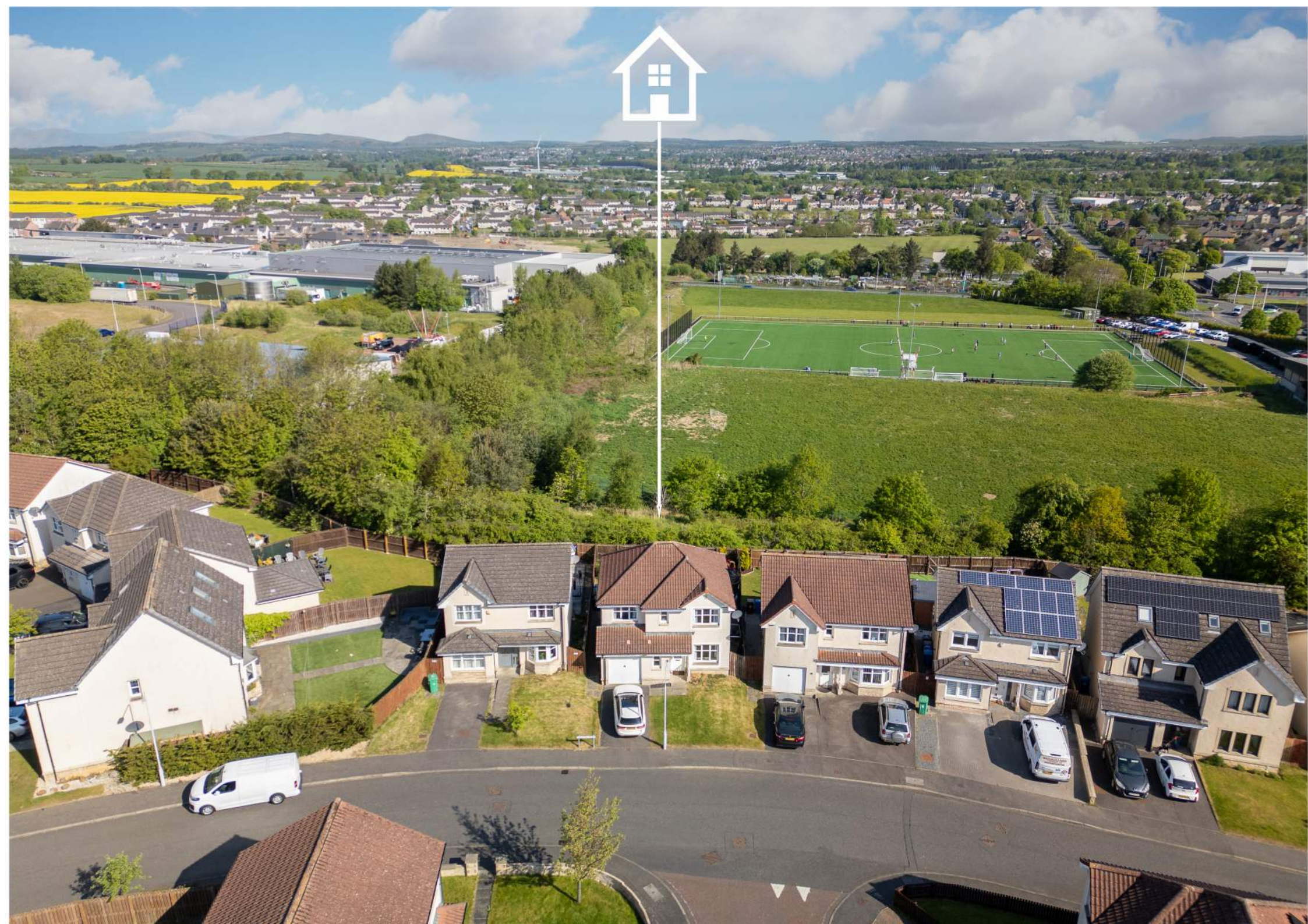
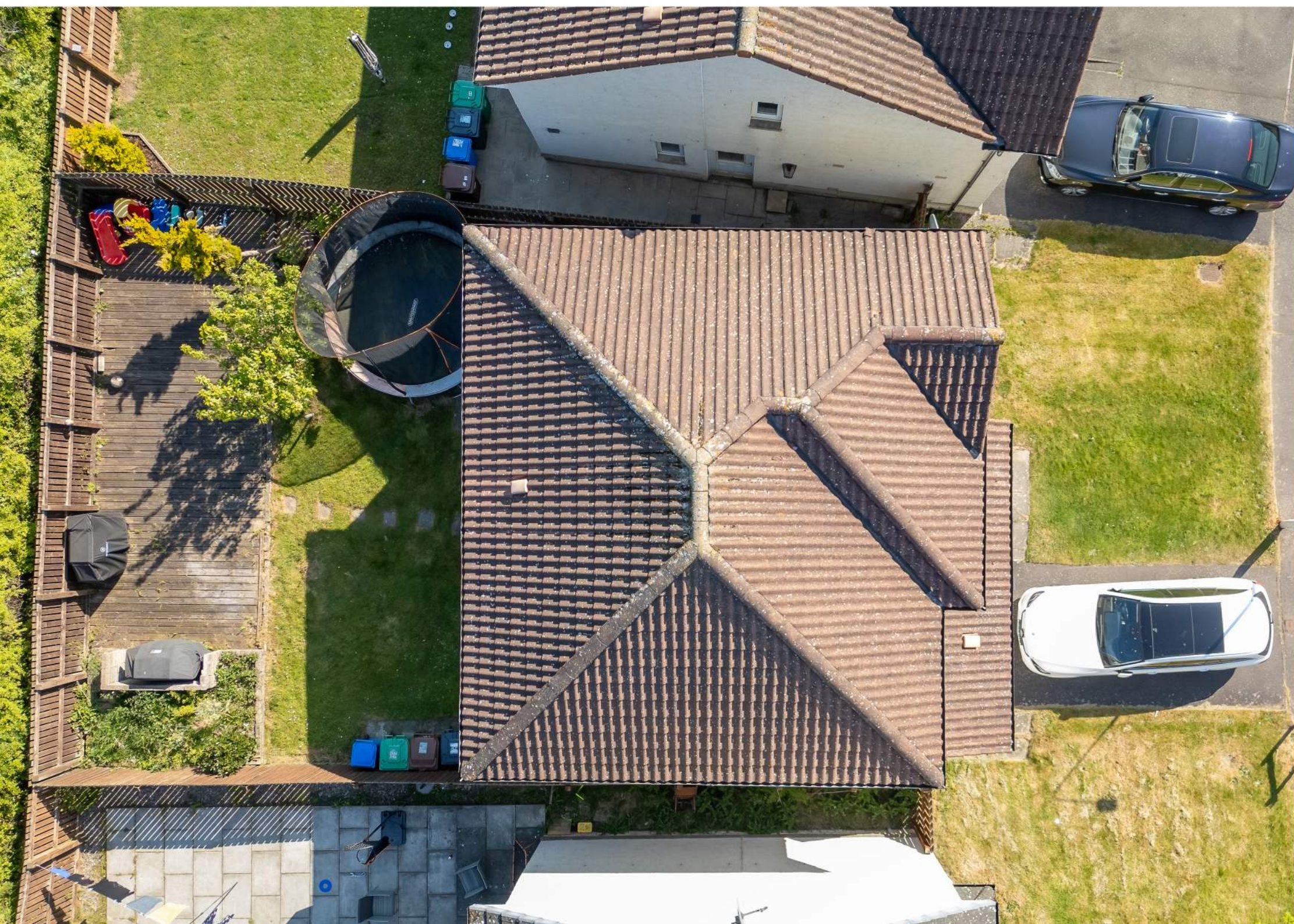
The town features a range of local amenities, including supermarkets, independent shops, and cafés, along with nearby access to excellent schools and healthcare facilities. Green spaces such as Rosyth Public Park and nearby recreational areas offer perfect spots for walks, outdoor activities, and family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

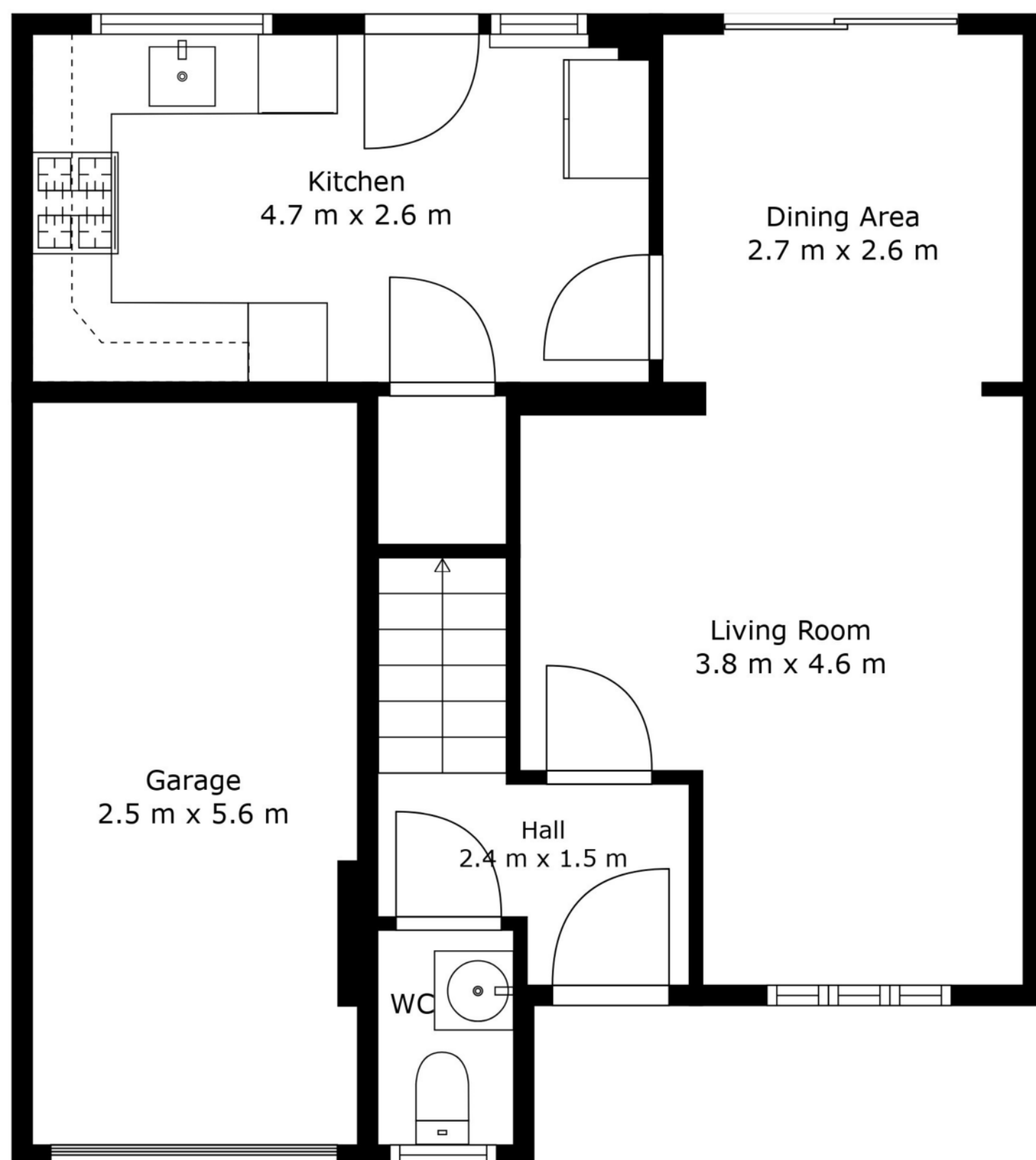
Whether you're drawn by the coastal setting, strong sense of community, or excellent connectivity, Rosyth offers a balanced and enjoyable lifestyle in the heart of Fife.



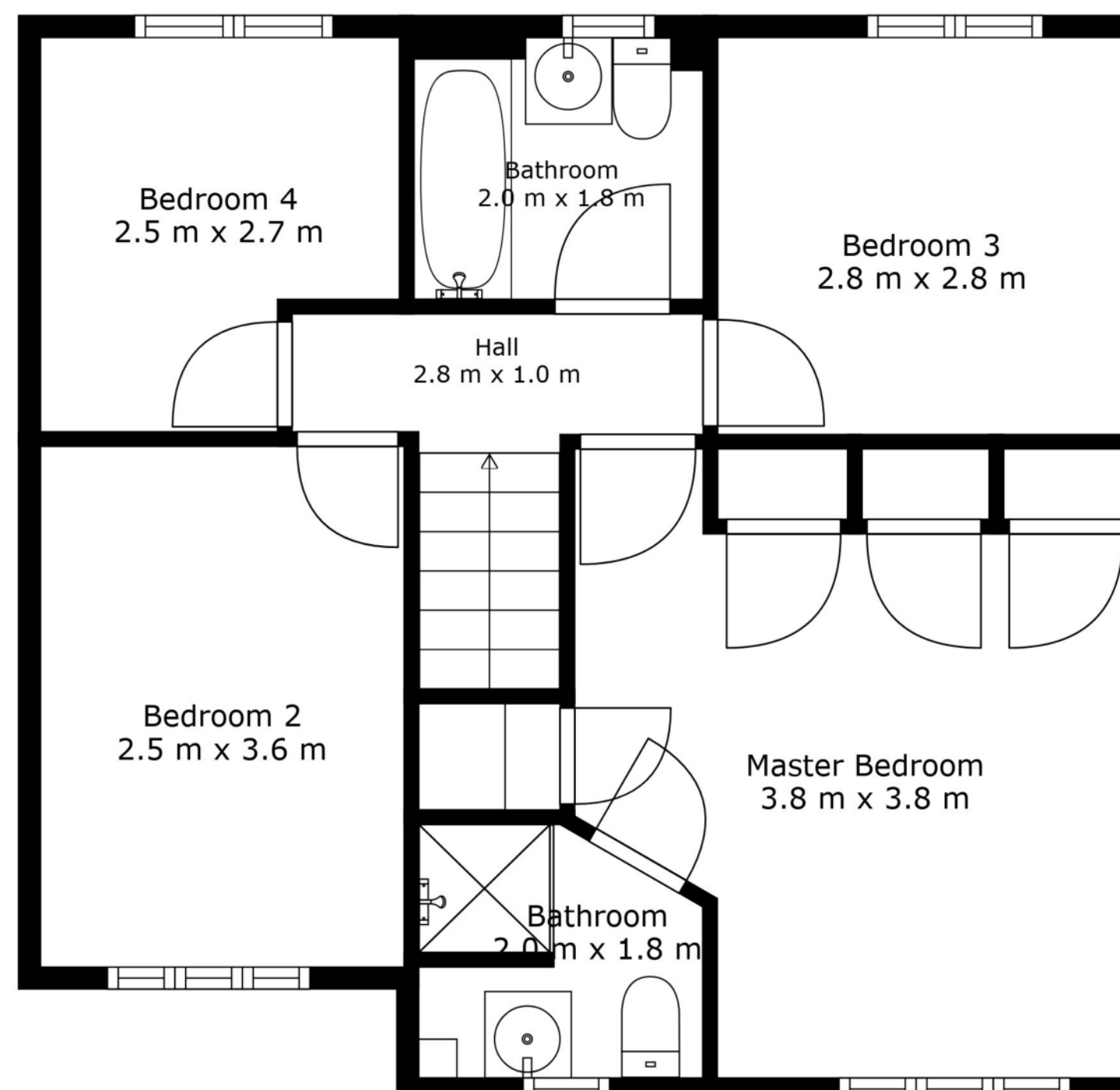








Floor 1



Floor 2



**TOTAL: 96 m2**  
FLOOR 1: 44 m2, FLOOR 2: 52 m2  
EXCLUDED AREAS: GARAGE: 14 m2

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



## Enquiries

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

