





Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

This spacious and well-designed three-bedroom ground floor flat is located in a popular residential area of Rosyth. Situated in a well-established area of Rosyth, 10 Rannoch Road is close to local amenities, transport links, schooling, and is ideally placed for commuting to Dunfermline, Edinburgh, and surrounding areas. Offering generous accommodation all on one level, this property provides excellent room proportions, great storage, and superb potential for personalisation.

The property is arranged around a central hallway, giving it a natural and practical flow. Bright and expansive living room, ideal for both relaxing and entertaining. Adjacent sits the modern kitchen dining, offering room for essential appliances and ample workspace. There are three well-proportioned bedrooms, including a spacious master bedroom with mirrored wardrobes and two further rooms that offer flexibility for family living, guests, or a home office. A modern shower room is located off the hall, and the property benefits from excellent built-in storage, including two large store cupboards.

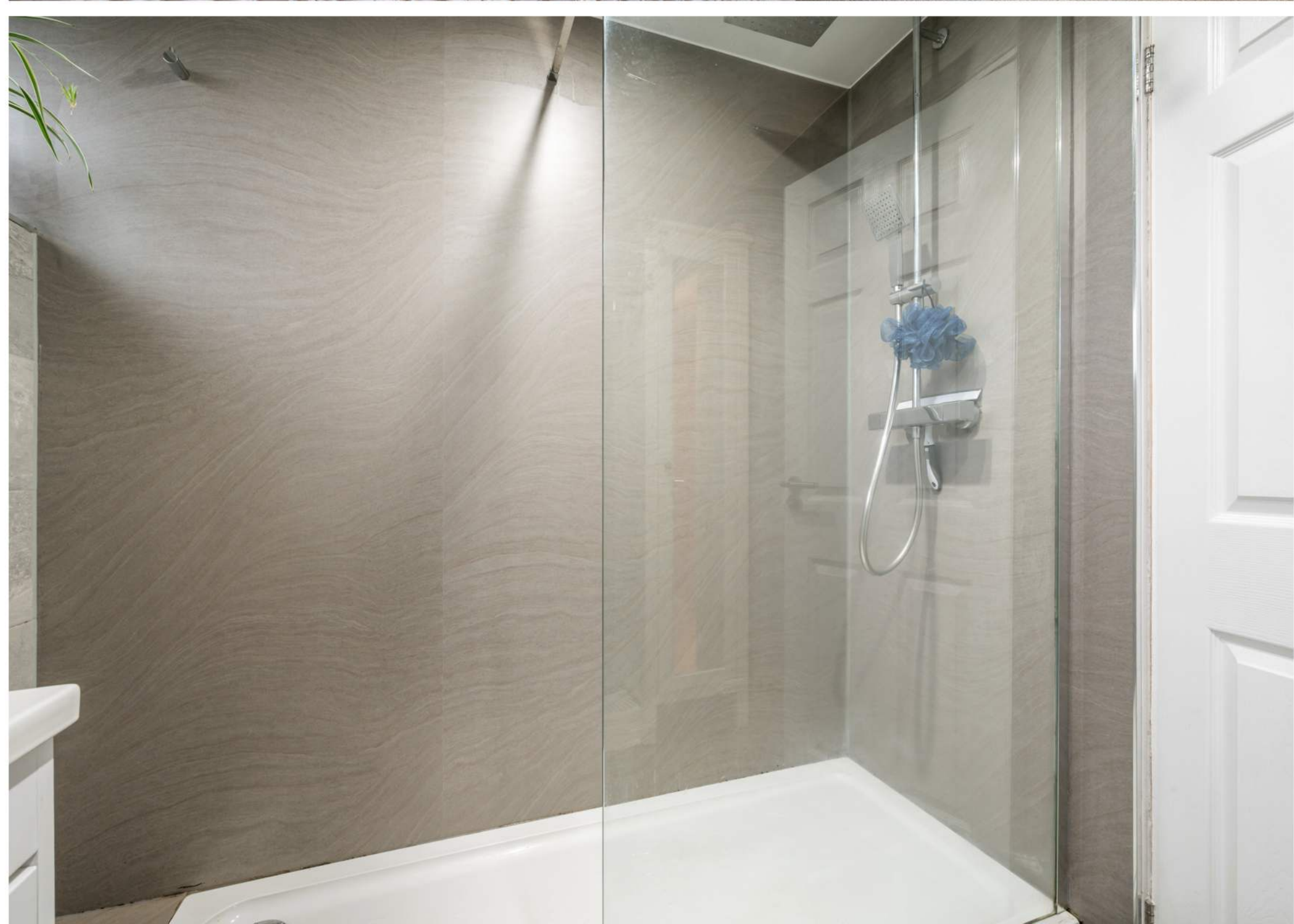
This is an excellent opportunity for buyers seeking a spacious, single-level home with fantastic potential in a desirable location.

Externally, the property boasts rear communal gardens and external store available. Residential parking is available nearby.

EPC – C

Council Tax – B





Location

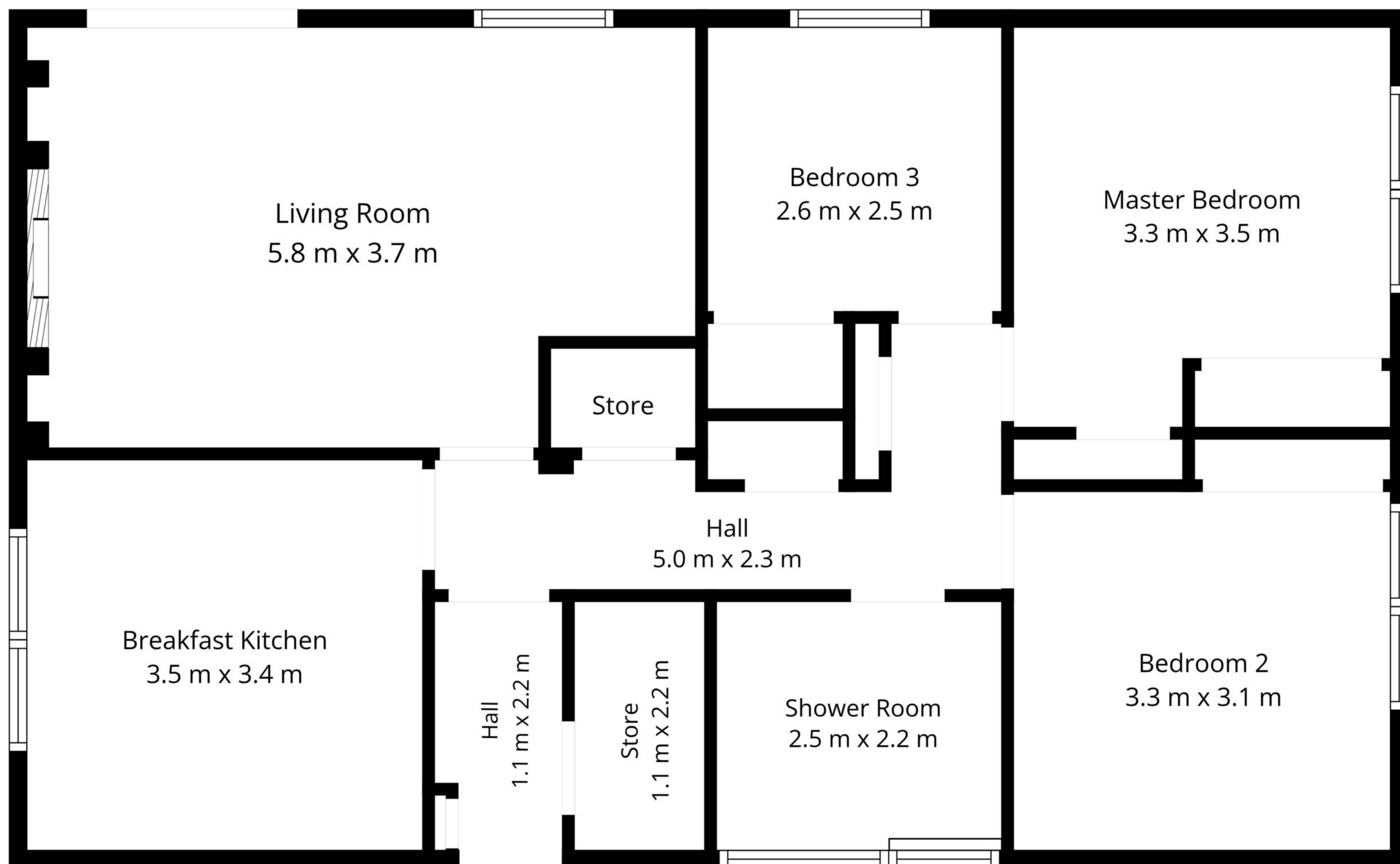
Situated on the northern shore of the Firth of Forth, Rosyth offers a unique blend of coastal charm, community spirit, and convenient modern living. With a rich naval heritage and close proximity to Scotland's historic landmarks, Rosyth provides a welcoming environment for families, professionals, and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





TOTAL: 85 m2
 Ground floor: 85 m2
 EXCLUDED AREAS: WALLS: 6 m2

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



Enquiries

 01383 629720

 info@maloco.co.uk

 maloco.co.uk



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