



45 Castlandhill Road, Rosyth, KY11 2PY
Offers Over £150,000



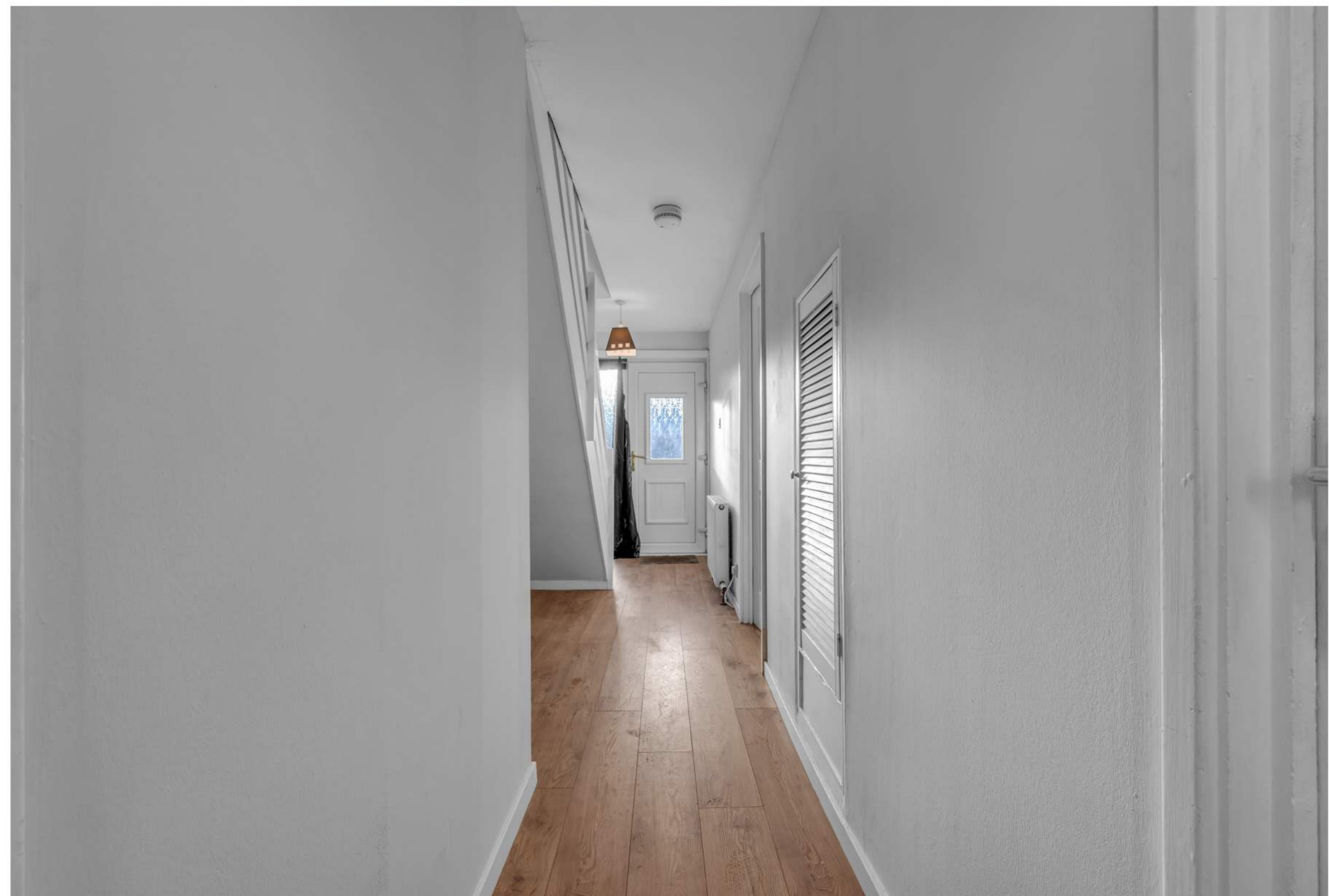
Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

- A well-presented, three bedroom, end terraced 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 within Rosyth and secondary schooling within 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
- Entrance hallway with storage
- Living Room to the rear and kitchen comes equipped with a wide range of storage options and room for a breakfast table and chair set
- Three bedrooms on the first floor with built in wardrobe space available. Additional storage within the landing
- Modern, tiled family bathroom with three piece suite and shower over the bath
- Low maintenance gardens to the rear
- An excellent first time home or buy to let investment





Location

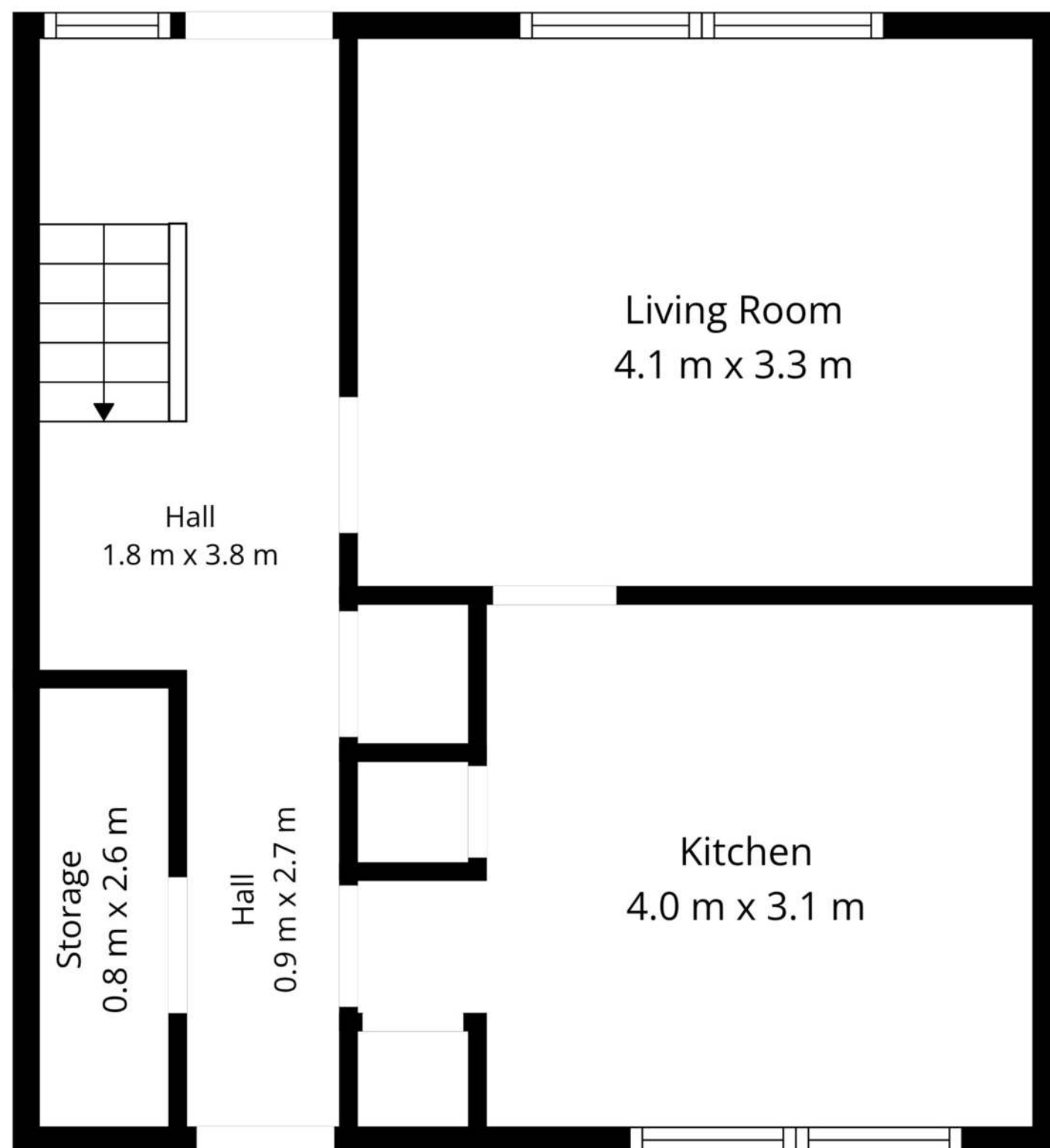
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

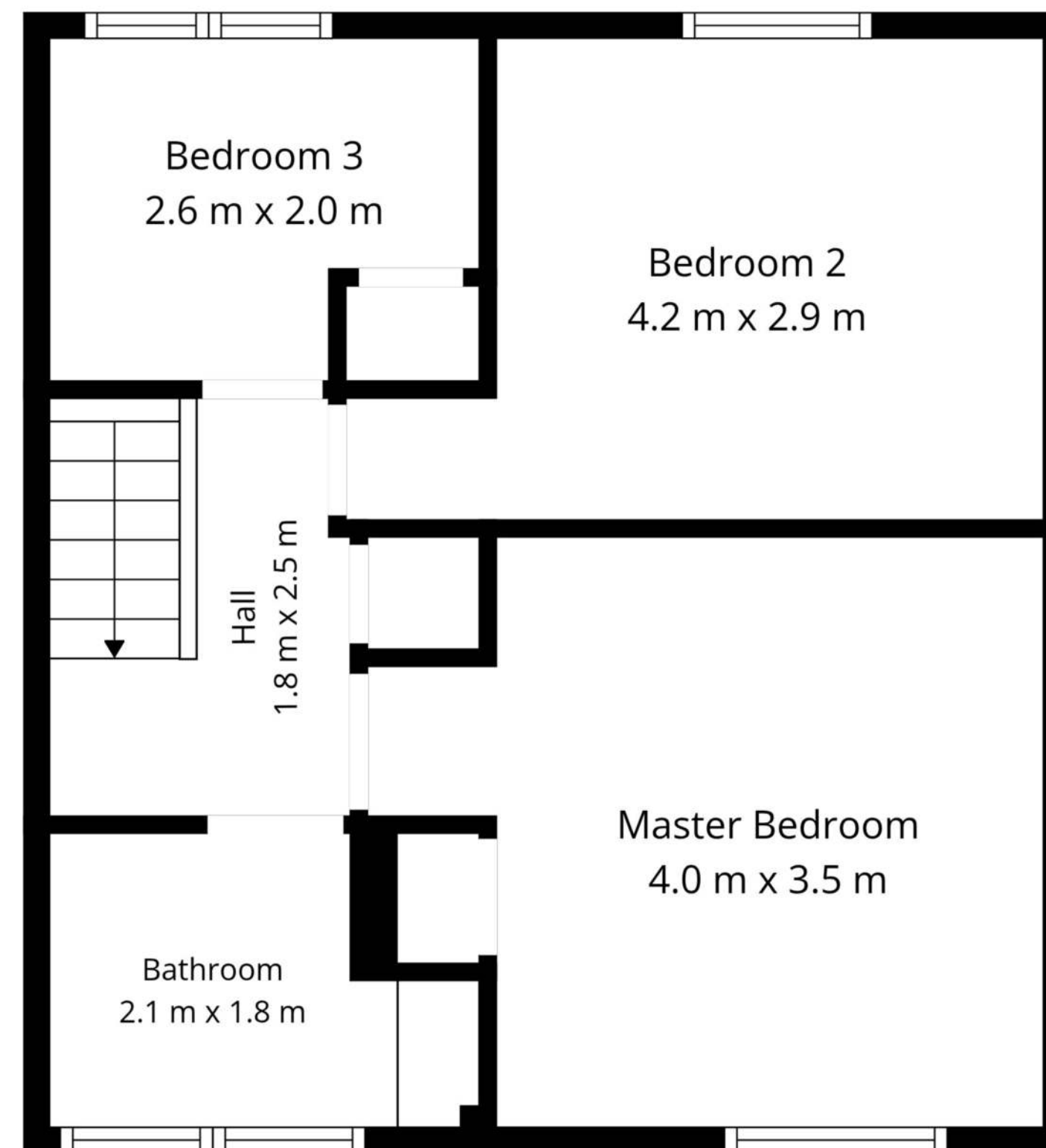
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and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



1st Floor




TOTAL: 76 m2
 Ground floor: 37 m2, 1st floor: 39 m2
 EXCLUDED AREAS: STORAGE: 2 m2, WALLS: 3 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.