



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



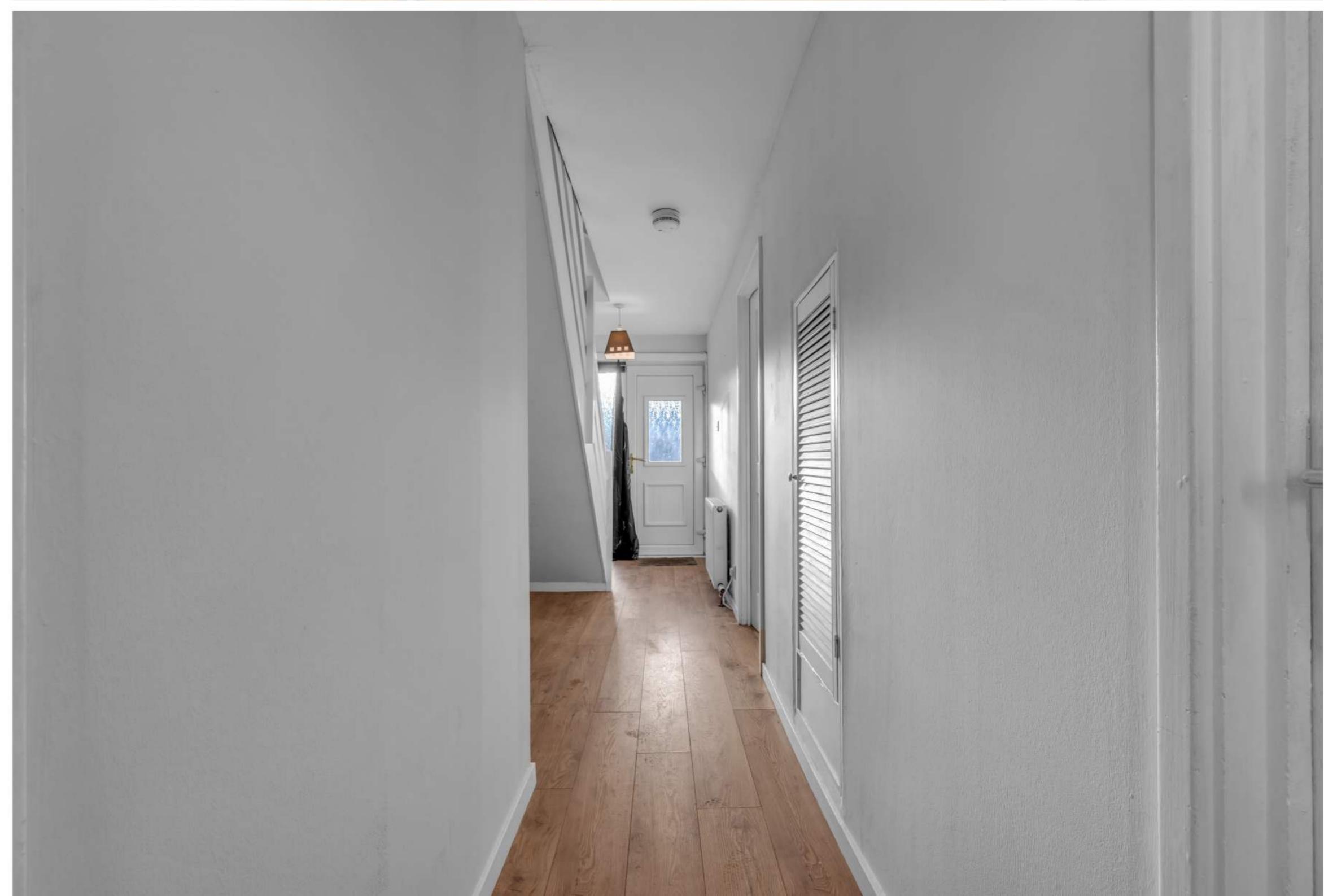
# Key Features

 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.

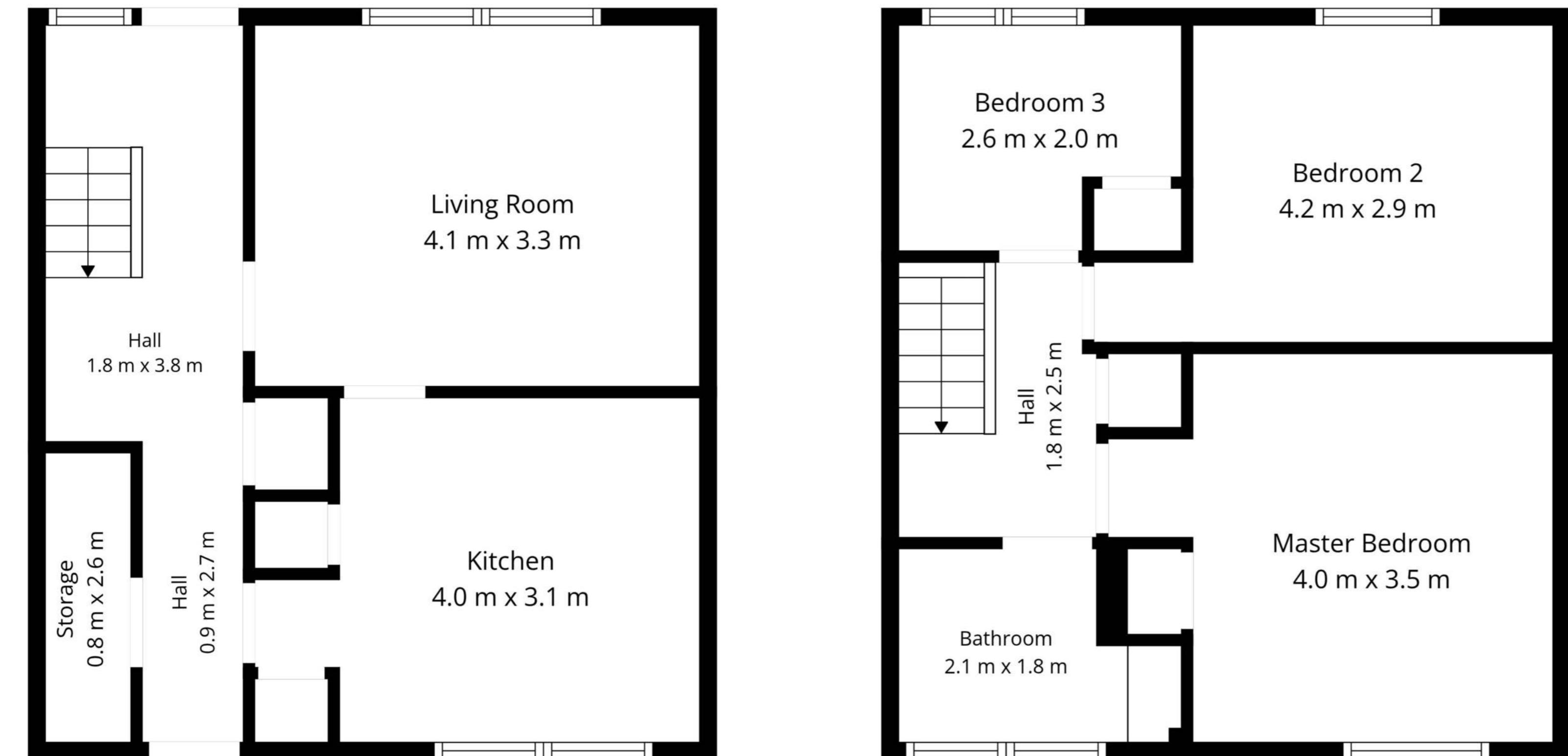


## Enquiries

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Ground Floor

1st Floor

**TOTAL: 76 m<sup>2</sup>**

Ground floor: 37 m<sup>2</sup>, 1st floor: 39 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 2 m<sup>2</sup>, WALLS: 3 m<sup>2</sup>

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



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