





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Situated within a popular residential pocket of Rosyth, this well-presented two-bedroom ground floor corner apartment offers spacious accommodation, excellent storage and a private garden with an attractive open outlook. Ideally suited to first-time buyers, downsizers or investors, the property enjoys a convenient setting close to local amenities and excellent transport connections.

The accommodation is entered via a welcoming hallway with useful storage, leading through to a bright and generously proportioned dining lounge. This comfortable living space offers ample room for both lounge and dining furniture, creating a flexible area for everyday living and entertaining.

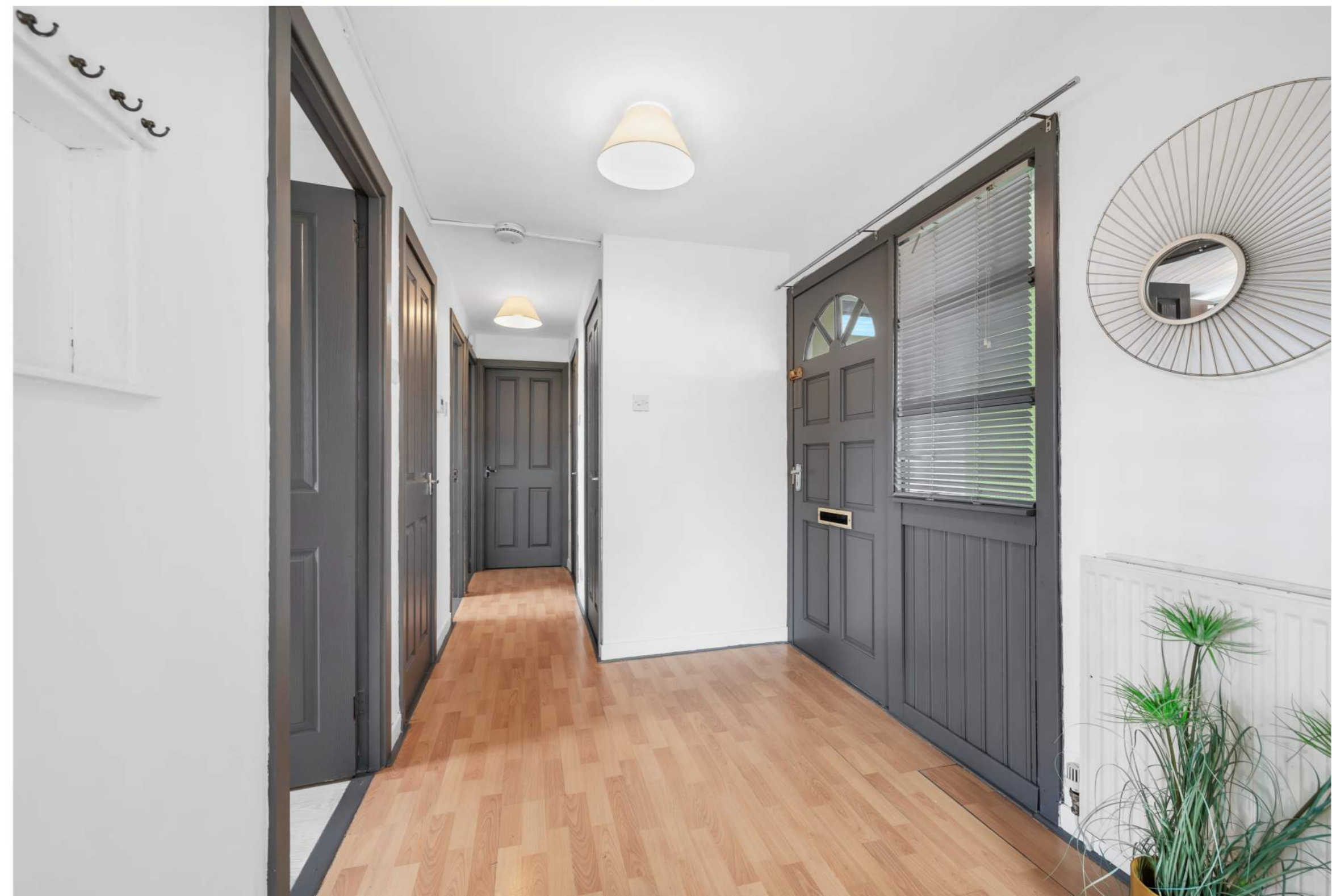
The kitchen is positioned off the hall and is well laid out with a good range of storage and worktop space. Both bedrooms are well proportioned, offering comfortable accommodation and flexibility for guests, home working or additional storage. A modern bathroom completes the internal layout.

Externally, the property benefits from a wrap around private garden area with patio, providing a pleasant space to relax or entertain while enjoying the open outlook. To the rear there is a shared drying green. Parking is available to the front of the property.

Rosyth is a well-established coastal town on the northern shore of the Firth of Forth, offering a range of local shops, services and schooling. Dunfermline city centre is only a short drive away, providing a wider selection of retail, leisure and dining options. The area is particularly popular with commuters, with excellent road links to the M90 motorway, easy access to the Ferrytoll Park & Ride and rail services from nearby Rosyth and Inverkeithing connecting to Edinburgh and beyond.

This appealing ground floor apartment combines generous living space with a convenient location, making it a fantastic opportunity in a sought-after area.

EPC Band: C
Council Tax Band: B





Location

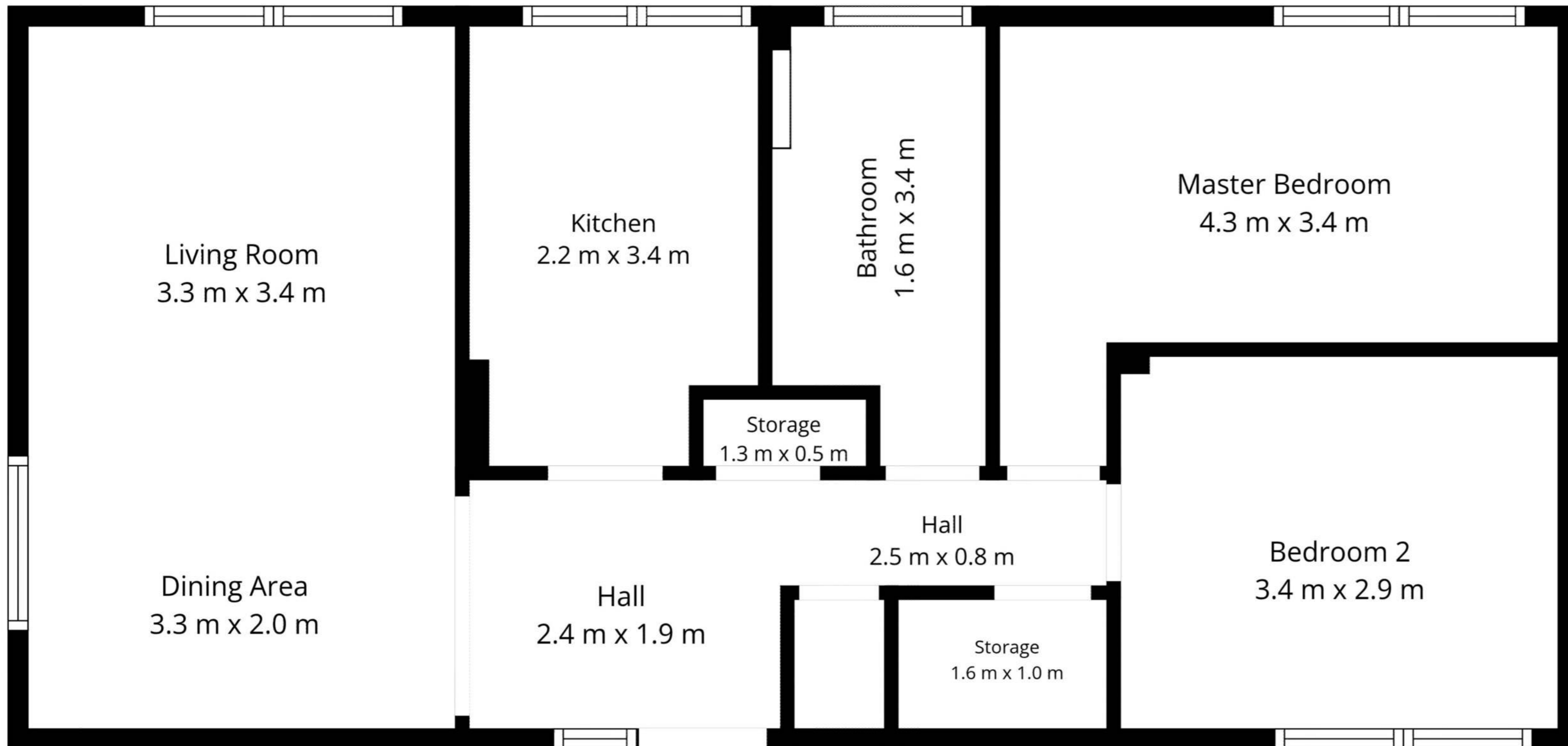
Situated on the northern shore of the Firth of Forth, Rosyth offers a unique blend of coastal charm, community spirit, and convenient modern living. With a rich naval heritage and close proximity to Scotland's historic landmarks, Rosyth provides a welcoming environment for families, professionals, and 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: 64 m²
 Ground floor: 64 m²
 EXCLUDED AREAS: WALLS: 5 m²

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



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

