



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**4 Hilton Cottages**  
HILTON ROAD, ROSYTH, DUNFERMLINE, KY11 3HA

# LOCATION

This cottage is located off the A985 between Rosyth and Limekilns, closer to Limekilns, and in a semi-rural location. Rosyth is located on the Firth of Forth some three miles south of the centre of Dunfermline. Within Rosyth's main thoroughfare, there is a good selection of shopping for everyday requirements including local Sainsbury and Tesco supermarkets.

This is an excellent commuter base for those travelling north and south of the Forth Bridges by road or rail, with the new bridge being built this will give an ease of transport for the commuter. The Ferry toll park and ride facility at Inverkeithing provides a stress-free and economical way of commuting to Edinburgh and the Airport. Schooling of good repute can be found for Primary education in Rosyth and further secondary education in nearby Dunfermline. This home is in the catchment for Limekilns primary school. Rosyth also has its own railway station offering regular services in and around the Fife circle. Close proximity to the M90 and on the Fife Circle Line train route makes this area very popular for those wishing to commute to Edinburgh.



# 4

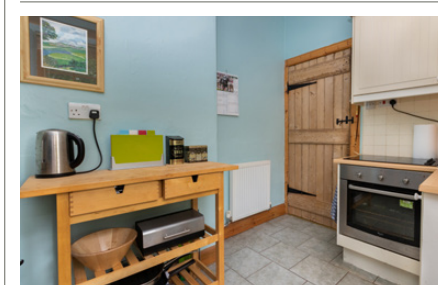
## HILTON COTTAGES

HILTON ROAD, ROSYTH, DUNFERMLINE, KY11 3HA

4 Hilton cottage is a beautiful end-terraced cottage which offers spacious accommodation with all the charm expected from a Scottish cottage. Sitting close to Limekilns and all the amenities on offer there including some great pubs, excellent walking routes and cafes, this cottage is sure to please.

The entrance Hallway offers access to the bedroom and the lounge. The lounge is front facing with a sash and case window adding to the charm. A multi fuel stove with surround creates warmth but adds a focal point that anchors the furniture in the room, a feature window floods the room with natural light. A door from the lounge leads to the kitchen. The bedroom is double in size with ample space for free standing furniture. The bathroom continues the cottage theme with a bath and stylish sanitary ware. The gardens sweep around the property and the rear is a safe environment for animals and children. The property is partially double glazed and has LPG gas central heating. Ample parking is provided to the front and side of the property.

“LOVELY END  
TERRACED COTTAGE”





# SPECIFICATIONS

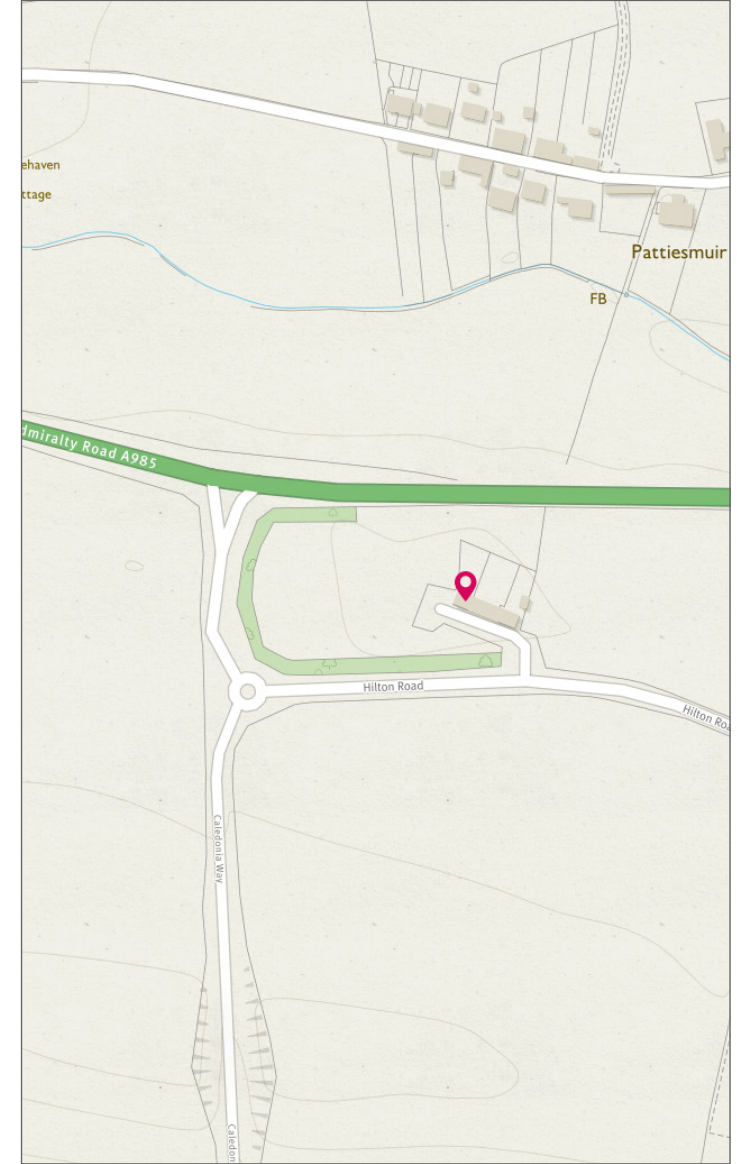
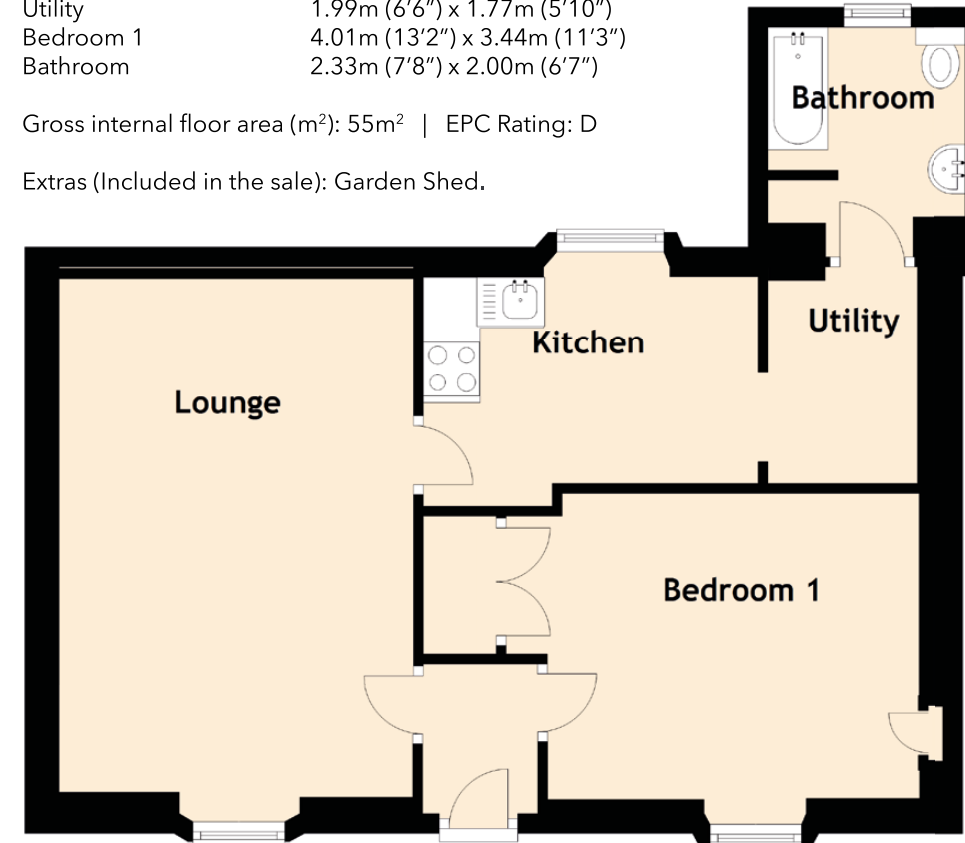
## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.56m (18'3") x 3.74m (12'3")
Kitchen	3.41m (11'2") x 2.21m (7'3")
Utility	1.99m (6'6") x 1.77m (5'10")
Bedroom 1	4.01m (13'2") x 3.44m (11'3")
Bathroom	2.33m (7'8") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Garden Shed.





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