




McEwan Fraser Legal

Solicitors & Estate Agents

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9 Castlandhill Road

ROSYTH, FIFE, KY11 2PY



AREA

ROSYTH

FIFE, KY11 2PY

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 shops for everyday requirements including a Tesco supermarket and Sainsburys local.

This is an excellent commuter base for those travelling north and south of the Forth Bridges by road or rail, located a mile from the new Queensferry crossing this gives 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 whilst the train station offers direct trains to Aberdeen and London. All of which are under two miles from the property.

Schooling of good repute can be found for primary education in Rosyth and further secondary education in nearby Dunfermline. Situated by the Firth of Forth there is an abundance of picturesque villages and ample walking routes along the coast.

There are many employment opportunities in the town with major employers based locally and with plans underway to develop the waterfront, Rosyth has a bright future.



9

CASTLANDHILL ROAD

ROSYTH, FIFE, KY11 2PY

9 Castlandhill Road is a delightful mid-terraced family villa situated within a popular residential location. The property has been greatly enhanced and is in move-in condition.

There is a welcoming reception hall with stairs leading to the upper level and a handy downstairs storage cupboard. The modern fitted kitchen has a full range of floor and wall mounted units with space for a dining table and chairs. The lounge is quietly located to the rear with an attractive view over the garden. To the upper level, there are three good sized bedrooms and the family bathroom with shower completes the accommodation on offer. There is ample storage throughout the property. Double glazing and gas central heating has been installed throughout.

There are attractive gardens to the rear which have been designed for easy maintenance. Ample off-street parking is provided to the rear of the property.











DETAILS & SPECIFICATIONS

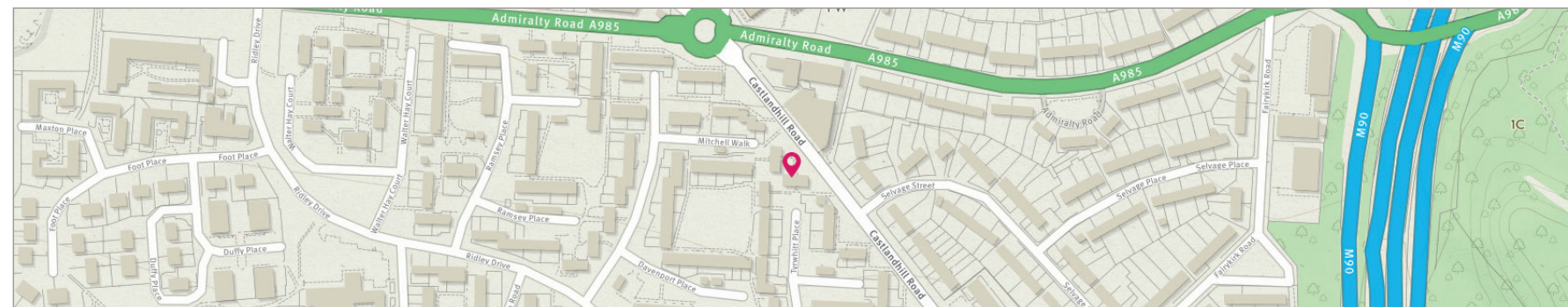
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.10m (13'5") x 3.30m (10'10") |
| Kitchen | 4.10m (13'5") x 3.20m (10'6") |
| Bedroom 1 | 3.50m (11'6") x 3.30m (10'10") |
| Bedroom 2 | 4.20m (13'9") x 3.00m (9'10") |
| Bedroom 3 | 2.70m (8'10") x 2.10m (6'11") |
| Bathroom | 2.60m (8'6") x 1.70m (5'7") |

Gross internal floor area (m²): 81m²
EPC Rating: D

- 
VIEWS
- 
M90 ROAD LINKS
- 
TRAIN LINKS
- 
PLACES TO EAT
- 
LOCAL AMENITIES
- 
BUS LINKS






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**Part
 Exchange
 Available**

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