







Key Features

 6 Bedrooms

 2 Public

 2 Bathroom

Set within a highly desirable pocket of Rosyth, this substantial and rarely available detached villa boasts an exceptional footprint and a truly versatile layout, offering six bedrooms thoughtfully arranged across both levels. The unique configuration with three bedrooms on the ground floor and three on the upper level, including a principal suite caters perfectly to modern family living, multi-generational lifestyles, or those seeking flexible work-from-home space. Combined with generously proportioned living areas, a garage, and excellent transport links to Edinburgh and beyond, this property represents a standout opportunity to acquire a spacious and adaptable home in a prime commuter location.

The property opens into a welcoming entrance hall which leads to a bright and spacious lounge, providing a comfortable setting for everyday living. There is also a separate formal dining room, perfect for hosting and family occasions. The fitted kitchen sits centrally within the home and is complemented by an adjoining dining/breakfast area, creating a practical and sociable hub. A separate utility room and ground floor toilet add further convenience. A key feature of this home is the flexible layout, with three well-proportioned bedrooms located on the ground floor, ideal for multi-generational living, home working, or guest accommodation. Additional storage space is also available at this level. On the upper floor, the property offers three further bedrooms, the remaining bedrooms are served by a family bathroom, all accessed from a central landing. Externally, the property benefits from a private garage providing secure parking and storage, along with a driveway for additional off-street parking. The garden grounds surrounding the property offer excellent outdoor space with scope for landscaping, entertaining, or family use.

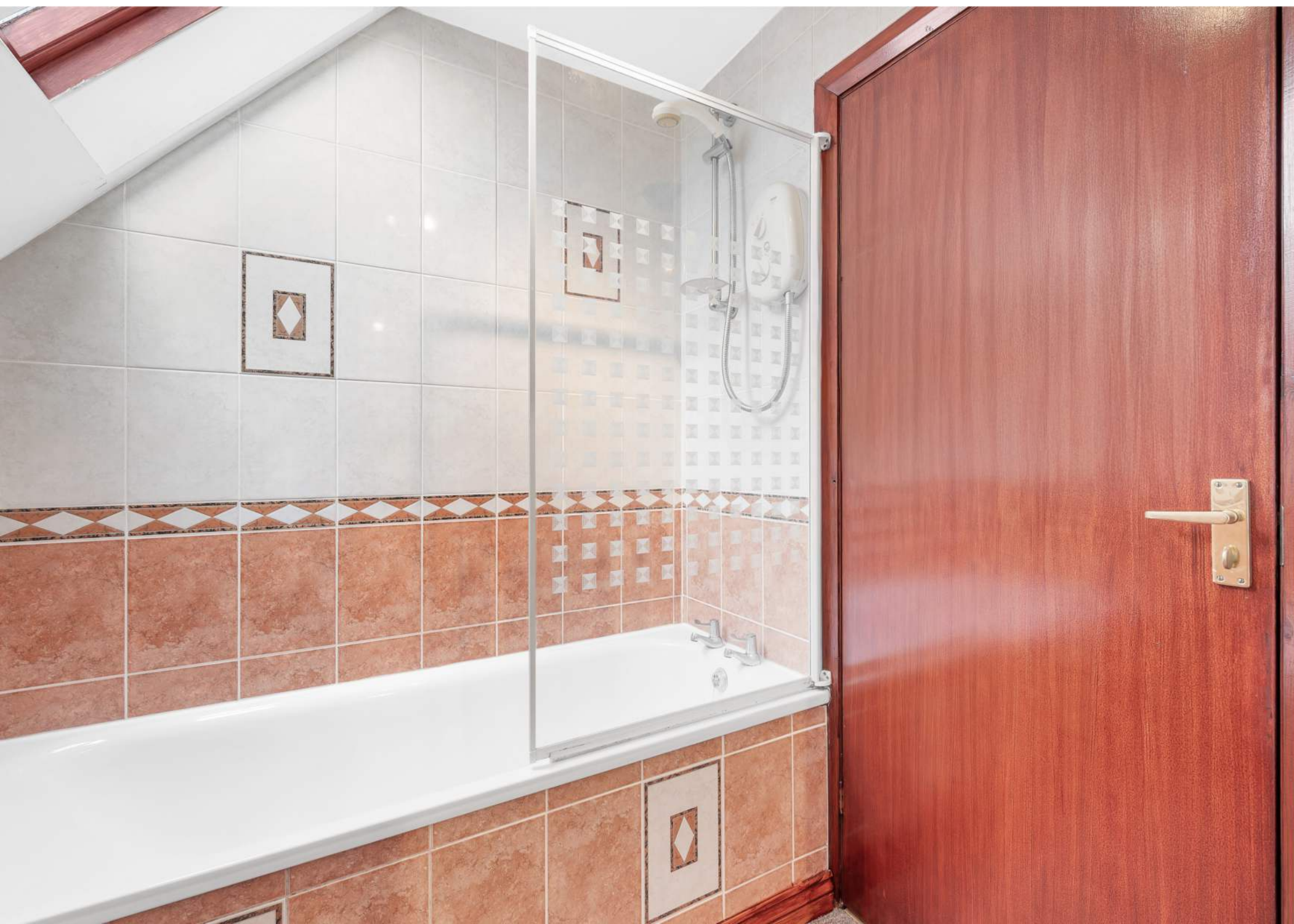
Early viewing is highly recommended to appreciate the space, layout and truly unique property on offer.

EPC Rating - D
Council Tax - E









Location

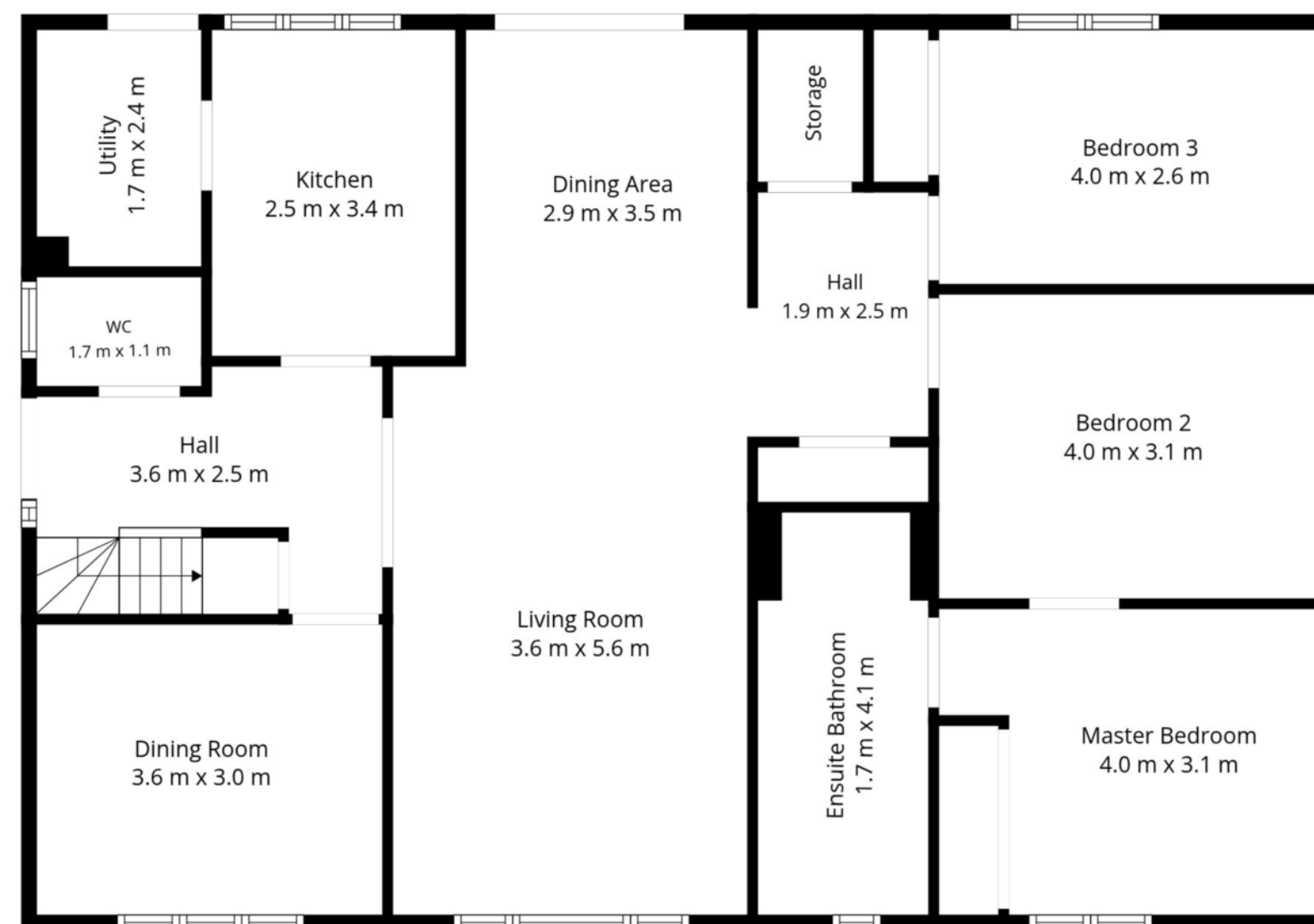
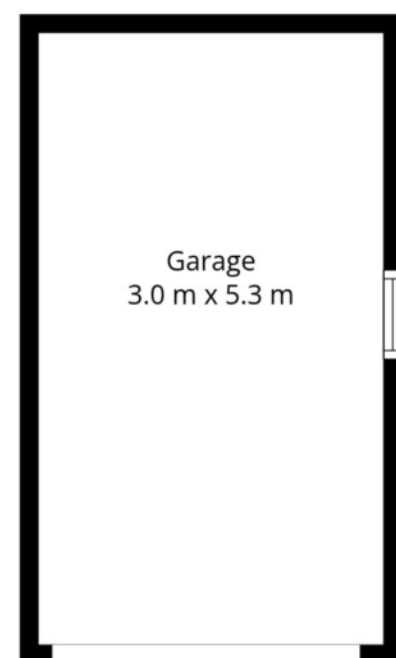
Situated on the northern shore of the Firth of Forth, Rosyth offers a unique blend of coastal charm, community spirit, and convenient modern living. With a rich naval heritage and close proximity to Scotland's historic landmarks, Rosyth provides a welcoming environment for families, professionals, and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

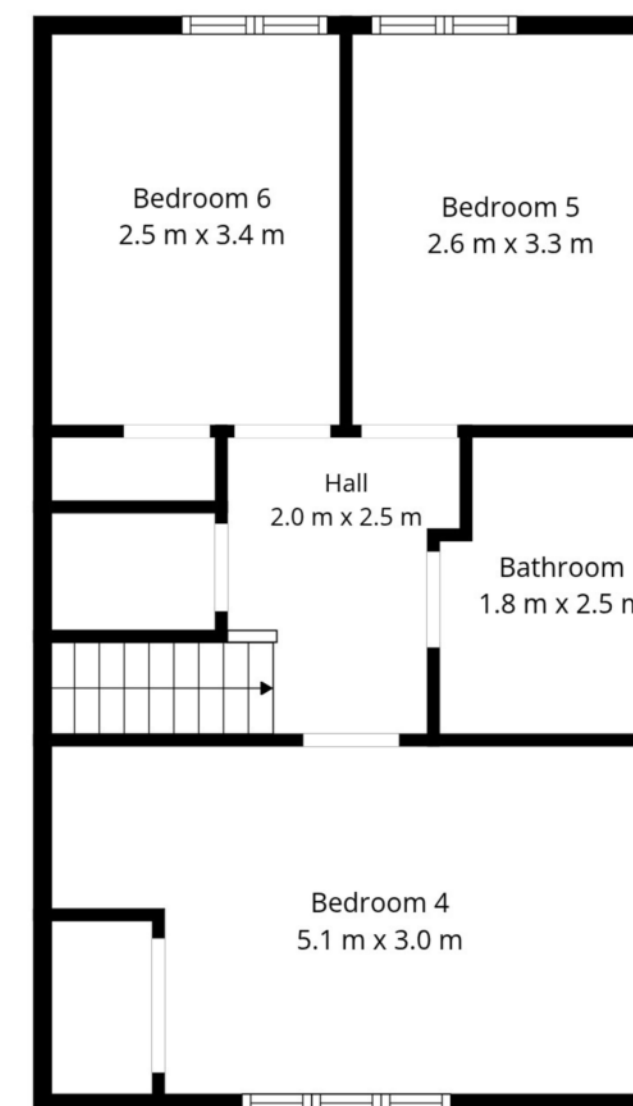
Rosyth benefits from outstanding transport links. It has its own train station with regular services to Edinburgh—just a 30-minute journey—while the nearby M90 motorway offers direct routes to Glasgow, Perth, and beyond. Edinburgh Airport is easily reachable, and Park and Ride options at Inverkeithing 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.





Ground Floor



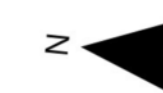
1st Floor

TOTAL: 158 m2

Ground floor: 120 m2, 1st floor: 38 m2

EXCLUDED AREAS: GARAGE: 16 m2, LOW CEILING: 2 m2, BEDROOM 6: 2 m2,
BEDROOM 5: 2 m2, BEDROOM 4: 2 m2, WALLS: 14 m2

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.

Enquiries

 01383 629720

 info@maloco.co.uk

 maloco.co.uk

